Ellis COUNTY KANSAS

COUNTY COMMISSION

Tuesday, September 6, 2016

5:00 PM

Ellis County Administrative Center – Commission Room

Order of Business

I. Opening

- A. Call to Order
- B. Pledge of Allegiance
- C. Clerk Calls the Roll
- D. Order of Business
  Consideration of Amendments

II. Prior Minutes

III. Consent Agenda

- A. Approval of Employee Status Changes as presented
- B. Approval of Refunding Warrants as presented
- C. Approval of Tax Roll Adjustments as presented
- D. Approval of Escape Tax Orders as presented
- E. Approval of Adds and Abates as presented
- F. Approval of Accounts Payable and Payroll as presented

IV. Issues from Persons Not on the Order of Business

V. Countywide Biennial Bridge Inspection Request for Proposals (Public Works Director Bill Ring) Enclosure

VI. Countywide Annual Striping Project Request for Proposals (Public Works Director Bill Ring) Enclosure

VII. Blue Sky Acres Addition Final Plat (Jesse Rohr, Planning Inspection Enforcement Superintendent, City of Hays) Enclosure

VIII. Nomination for KCAMP Board of Trustees (County Administrator Phillip Smith-Hanes) Enclosure

IX. Amendment to Administrator Contract (County Administrator Phillip Smith-Hanes) Enclosure

X. County Counselor Reports (County Counselor Bill Jeter)

XI. County Administrator Report (County Administrator Phillip Smith-Hanes)

XII. County Commission Reports

XIII. Executive Session(s)

XIV. Adjournment

ELLIS COUNTY
AGENDA ITEM COVER SHEET
COMMISSION AGENDA DATE: September 6th, 2016

TOPIC:
Countywide Bi-Annual Bridge Inspection-Request for Proposal (RFP).

ACTION REQUESTED:
Approve the Public Works Department to post on the County web site and mail to Kansas Department of Transportation (KDOT) approved engineers an RFP for bridge inspection.

DISCUSSION:
Ellis County has 201 bridges in our roadway system. KDOT requires all bridges to be inspected every other year. The results of the inspection provide vital information if a bridge is needed maintenance and a rating that KDOT uses when applying for rebuilding grants. The RFP will also extend to the City of Hays for those bridges they need inspected.

FINANCIAL IMPACT:
Public Works has funds allocated for this project in the 2016 budget. In 2014 the cost was $19,320.00.

PRESENTED BY:
Public Works Director-Bill Ring

VIEWED BY COUNTY ADMINISTRATOR:
X Yes ☐No ☐N/A

REVIEWED BY COUNTY COUNSELOR:
☐ Yes ☐No ☐N/A

ATTACHMENTS:

PO Payment History 2014: BG Consultants.

PO Payment History

8/31/2016

PO Date Range:
PO Status: C
Payment Date Range:

Ellis County

PO ID	Vendor	Issued	Description	Originator	Amount	Remaining	Total Paid
61	4052 - T&J CONCRETE SPECIALISTS CONSTRUCTION	9/24/2014	PO#7253 Concrete Slab Co. #2	bobbid	$9,394.00	$0.00	$9,394.00

Line	Ledger	Description	Amount	Invoiced	Remaining	Paid within Dates
0	017-29-1314	CONCRETE	$9,394.00	$9,394.00	$0.00	$9,394.00

Invoice #	Check Nbr.	Date Paid	Amount
TJ10212014	292364	10/21/2014	$9,394.00

Subtotal for PO 61: $9,394.00 $9,394.00 $0.00 $9,394.00

PO ID	Vendor	Issued	Description	Originator	Amount	Remaining	Total Paid
63	1212 - HIGH PLAINS ROOFING INC	10/24/2014	718 Main/South EPDM Roof replacement	bobbid	$70,475.00	$0.00	$70,475.00

Line	Ledger	Description	Amount	Invoiced	Remaining	Paid within Dates
0	006-00-0050	Prior Year Liabilities	$70,475.00	$70,475.00	$0.00	$70,475.00

Invoice #	Check Nbr.	Date Paid	Amount
2247081	294273	3/17/2015	$70,475.00

Subtotal for PO 63: $70,475.00 $70,475.00 $0.00 $70,475.00

PO ID	Vendor	Issued	Description	Originator	Amount	Remaining	Total Paid
64	250 - BG CONSULTANTS INC	10/24/2014	FAS and Off System Bridges/Inspection	bobbid	$19,320.00	$0.00	$19,320.00

Line	Ledger	Description	Amount	Invoiced	Remaining	Paid within Dates
0	001-00-0050	PRIOR YEAR LIABILITIES	$19,320.00	$19,320.00	$0.00	$6,762.00

Invoice #	Check Nbr.	Date Paid	Amount
3	293828	2/17/2015	$6,762.00

Subtotal for PO 64: $19,320.00 $19,320.00 $0.00 $6,762.00

PO ID	Vendor	Issued	Description	Originator	Amount	Remaining	Total Paid
65	1810 - MCPHERSON CONCRETE PROD	10/24/2014	RC box/foam gaskets with filter fabric	bobbid	$14,315.00	$97.00	$14,218.00

Line	Ledger	Description	Amount	Invoiced	Remaining	Paid within Dates
0	001-00-0050	PRIOR YEAR LIABILITIES	$14,315.00	$14,218.00	$97.00	$14,218.00

Invoice #	Check Nbr.	Date Paid	Amount
10044434, 44435 4443	293903	2/17/2015	$14,218.00

Subtotal for PO 65: $14,315.00 $14,218.00 $97.00 $14,218.00

ELLIS COUNTY
AGENDA ITEM COVER SHEET
COMMISSION AGENDA DATE: *September 6th, 2016*

TOPIC:
Countywide Annual Road Striping Project-Request for Proposal (RFP).

ACTION REQUESTED:
Approve the Public Works Department to post on the County web site and mail to striping contractors an RFP for 2016 paved road striping.

DISCUSSION:
Every year the Public Works Department contracts to re-stripe paved roads in the county. During the summer months many roads are rebuilt and others sealed. The roads then need to striped. Also sun, plowing, spills and other things cause fading of the stripes. Contractors will be required to conform to the requirements of the "2009 Manual On Uniform Traffic Control", part III.

FINANCIAL IMPACT:
Public Works has funds allocated for this project in the 2016 budget. The final cost of the project will be determined by how many miles of roads are striped and the number of gallons used in the process. Last year the actual cost was $59,248.70. In 2014 the cost was $51,359.52.

PRESENTED BY:
Public Works Director-Bill Ring

REVIEWED BY COUNTY ADMINISTRATOR:
X Yes ☐No ☐N/A

REVIEWED BY COUNTY COUNSELOR:

☐ Yes ☐No ☐N/A

ATTACHMENTS:
2015 voucher and invoice from Straight-Line Striping Inc.

Ellis County

718 Main
PO Box 720
Hays, KS 67601

STRAIGHT-LINE STRIPING INC
423 PONDEROSA DR

GRAND ISLAND , NE 68803-0000

Claim Voucher

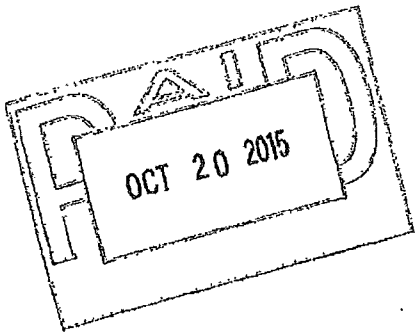
Check Number:	NONE
Bank Name:	GOLDEN BELT BANK
Bank Account:	20057899
Vendor Number:	2697
Check Date:	NONE

Items Invoiced

Invoice	InvoiceDate	PO No.	Qty	Unit Price	ExtendedPrice
10072015	10/9/2015	None	1310	$15.97	$20,920.70
GALLONS OF YELLOW APPLIED					
10072015	10/9/2015	None	2400	$15.97	$38,328.00
GALLONS OF WHITE APPLIED					
				Items Total:	$59,248.70

Distributions

Invoice	PO No.	Account	Description	Amount
10072015	None	001191245	ELLIS CO ROAD DEPARTMENT	$59,248.70
			Distribution Total:	$59,248.70



Voucher Claim Total: $59,248.70

I certify that there is sufficient money available within the named fund(s) for the purpose of this purchase.

Date Approved

Approved By:

Approved By:

Approved By: *10/15/2015 2:55:37 PM*

STRAIGHT-LINE STRIPING,INC.

423 Ponderosa Dr.
Grand Island, NE 68803

Invoice

Date
10/7/2015

Bill To
Ellis County Road Department P.O. Box 691 Hays, KS 67601

2015 Road Striping

Quantity	Description	Rate	Amount
1,310	gallons of yellow paint supplied and applied	15.97	20,920.70
2,400	gallons of white paint supplied and applied	15.97	38,328.00

Thank you for your business.
Casey Clausen

001/19/1245

Total $59,248.70

ELLIS COUNTY
AGENDA ITEM COVER SHEET
COMMISSION AGENDA DATE: September 6, 2016

TOPIC:
Blue Sky Acres Addition Final Plat

ACTION REQUESTED:
Consider the Resolution accepting the final plat known as Blue Sky Acres Addition.

DISCUSSION:
The owner of the proposed Blue Sky Acres Addition has submitted a final plat for consideration. This property is located outside the City of Hays corporate city limits but does fall within the 3-mile extraterritorial jurisdiction area. The property is adjacent to previously platted property and is currently undeveloped farm ground. Acceptance of this plat will allow for development of the property. The plat is comprised of 6 lots ranging in size from 2.5 - 3 acres and is slated for residential development. The plat does include dedication of road and alley right-of-way. The roads are to remain private (as indicated on the plat) and will be constructed and maintained by the developer/adjacent lot owners.

Staff has reviewed the proposed plat which has also been reviewed by the Utility Advisory Committee. On April 18, 2016 the final plat was reviewed and approved (6-1 vote) by the Hays Area Planning Commission.

FINANCIAL IMPACT:
Financial impact of this proposed development is unknown at this time.

PRESENTED BY:
Jesse Rohr, Planning Inspection Enforcement Superintendent, City of Hays

REVIEWED BY COUNTY ADMINISTRATOR:

☐ Yes ☐No ☐N/A

REVIEWED BY COUNTY COUNSELOR:

X Yes ☐No ☐N/A

ATTACHMENTS:
Memo
Preliminary and Final Plat
Maps
Resolution

City of Hays
Planning Inspection Enforcement

AGENDA ITEM:	Consider the Final Plat of Blue Sky Acres Addition
OWNER:	Mary Alice Unrein
TYPE OF REVIEW:	Final Plat – Blue Sky Acres Addition
PRESENTED BY:	Jesse Rohr, P.I.E. Superintendent, City of Hays
DATE PREPARED:	April 29, 2016
AGENDA DATE:	August 22, 2016

SUMMARY AND RECOMMENDED ACTION:

The subject property, known as the proposed Blue Sky Acres Addition, is under consideration for final plat approval. This is for the property located approximately 2 miles south of Hays along US Highway 183. The plat includes 6 lots ranging from 2.5 to 3 acres per lot and right-of-way dedication. **Staff recommends approving the final plat as submitted.**

BACKGROUND:

- The zoning of this property from A-L (Agricultural) to R-S (Residential Suburban) was approved by the City Commission on January 14, 2016.
- The preliminary plat was approved by the Planning Commission on February 15, 2016.
- The property abuts 7 lots of existing Residential Suburban (R-S) zoning *(Vonfeldt Addition - zoned and platted in 1977)*
- The remainder of the surrounding property (exclusive of the Vonfeldt Addition) remains agriculture.

POINTS TO CONSIDER:

- Water service for individual lots will be provided by private well or through rural water service.
- Sewer service will be provided through private septic systems, approved and permitted by Ellis Co.

- The developer has stated that the roads would be constructed to Ellis County road standards but would remain private with an HOA required to provide for maintenance. The roads are indicated as private on the final plat.

- This plat was taken before the Utility Advisory Committee (UAC) when first submitted in 2015. The issues noted at that time, which were primarily related to the roads and utilities, have since been addressed by the developer. No known further issues remain with the UAC. All easements as required are in place for future placement of any required utilities.

- Temporary turnaround access easements have been provided at the end of each dead-end road section to be constructed if needed.

- The plat meets the requirements of the current subdivision regulations in regard to lot size, setbacks, and specific utility requirements.

OPTIONS:

The following options are available for consideration:

- Approve the final plat as submitted
- Request further changes or considerations to the plat
- Do not approve the plat

RECOMMENDATION:

The plat seems to meet the requirements of the current subdivision regulations in regard to lot size, setbacks, and specific utility requirements. The property is already zoned for this type of development. **Staff, as well as the Hays Area Planning Commission recommends approving the final plat as submitted.**

ATTACHMENTS:

- Final Plat Map
- Area Maps

PLAT AND DEDICATION
OF
BLUE SKY ACRES ADDITION
TO
ELLIS COUNTY, KANSAS

Mary Alice Unrein, a single person, to the Public:

A. DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Mary Alice Unrein, the owner of the following real estate situated in Ellis County, Kansas, to-wit:

That part of the Southeast Quarter of Section 16, Township 14 South, Range 18 West, of the 6th Principal Meridian, Ellis County, Kansas, described as follows:

Commencing at the northeast corner of said Southeast Quarter; thence on an assumed bearing of North 89 degrees 54 minutes 29 seconds West, along the north line of said Southeast Quarter, a distance of 548.90 feet to the point of beginning of the land to be described, said point also being the northwest corner of Vonfeldt's Subdivision to Ellis County, Kansas; thence South 00 degrees 55 minutes 08 seconds West, along the west line of said Vonfeldt's Subdivision, a distance of 1,348.48 feet to the southwest corner of said Vonfeldt's Subdivision; thence North 89 degrees 59 minutes 38 seconds West a distance of 655.01 feet; thence North 00 degrees 55 minutes 08 seconds East a distance of 1,349.46 feet to a point on the north line of said Southeast Quarter; thence South 89 degrees 54 minutes 29 seconds East, along said north line, a distance of 655.00 feet to the point of beginning.

has caused the same to be surveyed and platted in accordance with the laws of the State of Kansas, as an addition to Ellis County, Kansas, and a plat thereof is attached hereto, made a part hereof and is a true and correct plat of BLUE SKY ACRES ADDITION TO ELLIS COUNTY, KANSAS. All easements included in this addition are fully set forth and defined on the plat and are intended to be and are forever dedicated to and for the public use and purposes designated forever. All streets and alleys set forth on said plat shall be private streets and alleys.

The several acres of the platted real estate are divided into lots, each of which are numbered, and the precise length and width is indicated by figures on their respective boundary lines, expressing their dimensions in feet and decimals of a foot. All of said lots are intended for sale.

B. RESERVATIONS, RESTRICTIONS AND COVENANTS

The owner declares that the aforesaid land, shown on the plat above referred to, is held and shall be conveyed subject to the reservations, restrictions and covenants herein set forth, and also any reservations, restrictions and covenants now of record.

C. AREA OF APPLICATION

FULLY PROTECTED RESIDENTIAL AREA. The residential area covenants in Part D and E shall apply in their entirety to all lots herein.

D. RESIDENTIAL AND RECREATIONAL AREA COVENANTS AND RESTRICTIONS

D-1. LAND USE AND BUILDING TYPE. No lot shall be used except for residential or recreational purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one single-family dwelling, not to exceed two stories in height and an attached private garage. No building or rooms may be rented or occupancy of said premises permitted except by a single family unit without the prior written approval of the Architectural Control Committee; provided, however, this shall not be construed to prohibit the occupancy of buildings or rooms by relatives, in-laws, or domestic servants.

D-2. DWELLING SIZE. The ground floor area of the main structure, exclusive of one-story open porches, garages, and out buildings, shall not be less than 1,500 square feet for a one-story dwelling, nor less than 2,000 square feet for a split level or 2,800 for a two-story dwelling. No attached garage to any structure shall be less than a double car garage unless waived by the Architectural Control Committee.

D-3. OUTBUILDINGS. Only one outbuilding is allowed on each lot. All outbuildings shall be in conformity in style and setting to the main family dwelling and shall be subject to the approval of the Architectural Control Committee.

D-4. ARCHITECTURAL CONTROL. No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to the location with respect to topography and finish grade elevation.

D-5. FENCES AND WALLS. Lots shall have no fences or walls constructed on the perimeters or any place thereon so as to obstruct vision across said lots. No chain-link, chicken wire, barbed wire or similar type fence shall be permitted except to enclose swimming pools, dog runs or other similar uses as may be approved by the Architectural Control Committee. No fence or wall shall be constructed on any lot unless and until approved by the Architectural Control Committee.

D-6. TEMPORARY STRUCTURES. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently, provided however, that construction shacks or similar structures used temporarily by contractors for building purposes shall be permitted only during the period of construction.

D-7. BUILDING MATERIALS. No structure or building shall be moved onto any lot at any time and all structures which are permitted to be built shall be of new construction and new material, except for exterior or interior finish materials used for decorative purposes. The requirements herein may be waived by the Architectural Control Committee upon written request.

Material bindings, wrappers, packages, boxes, and material scraps must be removed from Blue Sky Acres Addition by the contractor. If the contractor allows said materials to blow onto other homeowners' property or if the contractor dumps construction materials into the Blue Sky Acres Addition dumpsters, the Architectural Control Committee may assess the homeowner a $50.00 fine per occurrence or per dump. The homeowner shall be responsible for advising the contractor of this provision or including a clean-up provision in the construction contract.

D-8. VEHICLE PARKING. No boats, trailers, campers, motorhomes, trucks snowmobiles, all terrain vehicles or other similar vehicles nor any large commercial vehicles or agricultural trucks nor any vehicle in the process of being repaired or otherwise inoperable, shall be stored or parked on streets or driveways or in a position so as to be visible from the street unless the same are appropriately screened from view from any street or lot situated in Blue Sky Acres Addition. The Architectural Control Committee shall approve all plans to screen such vehicles from view.

D-9. SIGNS. No sign of any kind shall be displayed to the public view on any lots except one sign of not more than five square feet advertising the property for sale, or signs used by a builder to advertise the property during the construction and sales period, unless otherwise approved by the Architectural Control Committee.

D-10. VIEW FROM STREET OR LOT. All clotheslines, garbage cans, equipment, coolers, compost piles or storage piles shall be located as not to be visible from any lot within Blue Sky Acres Addition, unless a written exception is granted by the Architectural Control Committee.

D-11. LIVESTOCK AND POULTRY. No animals, livestock, pigeons, fowls or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs (except Rotweilers, Pit bulls, Doberman Pinchers, or any declared vicious dogs), cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purposes. No pets may be permitted to run loose within the Addition. Households are limited to two (2) domestic animals.

D-12. TELEVISION OR SATELLITES DEVICES. The placement of all television, or satellite devices must be approved in writing by the Architectural Control Committee.

D-14. WIND POWERED GENERATORS AND RADIO TOWERS. No wind powered generators or radio towers shall be allowed within Blue Sky Acres Addition.

D-15. TANKS. No elevated tanks of any kind shall be erected, placed or permitted on any lot.

D-16. OIL AND MINING OPERATIONS. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil of any kind be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring oil or natural gas shall be erected, maintained or permitted upon any lot.

D-17. FIREARMS. The will be no discharging of firearms for any reason, i.e., hunting, etc. on any lots herein.

E. ADDITIONAL RESIDENTIAL COVENANTS AND RESTRICTIONS FOR LOTS

E-1. NUISANCES. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. Noxious or offensive activity includes, but is not limited to, any activity which will create or emit any objectionable , offensive or noxious odors, dust, gases, fumes or other such material or which will in any manner violate any applicable zoning ordinance or other regulations enacted by any duly constituted governmental authority.

E-2. MAINTENANCE OF PROPERTY. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste shall not be kept except in sanitary containers. All other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. All grasses, weeds and brush shall be maintained to present a pleasant and orderly visual appearance to Blue Sky Acres Addition.

E-3. SETBACK LIMITATIONS. No building or structure shall be located on lots nearer than 50 feet to the front lot line and 75 feet to the back lot lines nor nearer than 50 feet to any other lot line.

E-4. RESTRICTIONS ON SUBDIVISION. No dwelling shall be erected or placed on any lot less than the size of the lots as platted herein and there shall be no subdivision of any lots.

E-5. WATER AND SEWAGE. All lots shall be supplied water by private well or rural water district and sewage disposal shall be by septic system. All water wells or sewage disposal facilities located on any lot shall be in compliance with and approved by all state and county health agencies and shall not be placed so as to interfere with the usage of like structures on adjoining premises. Each lot owner is responsible for the cost to install a sewage disposal system and a water system, including a water meter for water supplied by a rural water district.

F. ARCHITECTURAL CONTROL COMMITTEE

F-1. MEMBERSHIP. The Architectural Control Committee is composed of the Board of Directors of Blue Sky Acres Addition Homeowners Association. Neither the members of the committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant.

F-2. PROCEDURE. The Architectural Control Committee's approval or disapproval as required in these covenants shall be in writing. In the event the Committee, or its designated representative, fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to completion thereof, approval will not be required and the record covenants shall be deemed to have been fully complied with.

G. HOMEOWNER'S ASSOCIATION

G-1. SHAREHOLDER. An owner of a lot, upon becoming the record owner of title to said lot, shall automatically be a shareholder of an Association which shall be established and known as the Blue Sky Acres Homeowner's Association and shall remain a shareholder for the period of said ownership. The Association has been heretofore or will be incorporated under the laws of the State of Kansas as a corporation not for profit. The Association shall be governed by a Board of Directors as is provided in the Articles of Incorporation and By-Laws of the Association.

G-2. BENEFITS. No lot owner shall be entitled to any of the benefits, improvements or services provided by the Association unless the owner thereof shall have subjected his, her or its lot to the terms of the restrictions and covenants contained herein. For purposes hereof, accepting title to a lot within Blue Sky Acres Addition after the recording of this Plat and Dedication shall satisfy the foregoing requirements.

G-3. VOTING RIGHTS. The Blue Sky Acres Homeowner's Association shall have two (2) classes of voting stock, all as more fully set forth in the Articles of Incorporation and By-Laws of the Association.

H. GENERAL PROVISIONS

H-1. ZONING AND PLANNING. The aforesaid real estate shall further be subject to the zoning and planning ordinances of the City of Hays/Ellis County, Kansas, as the same be amended from time to time.

H-2. TERM. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the time these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years, unless an instrument signed by a majority of the then lot owners has been recorded, agreeing to change said covenants in whole or in part.

H-3. ENFORCEMENT. Enforcement shall be by proceedings at law or in equity against any person or persons violating, or attempting to violate, any covenant or restriction contained herein either to restrain violation or to recover damages.

H-4. SEVERABILITY. Invalidation of any of these covenants by judgment or court order shall in no wise affect the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand this _____day of _____, 2016.

_____
Mary Alice Unrein

STATE OF KANSAS, COUNTY OF ELLIS, ss:

BE IT REMEMBERED, that on this _____day of _____, 2016 before me, the undersigned, a Notary Public, duly commissioned, in and for the county and state aforesaid, came Mary Alice Unrein, a single person known to me to be the same person who executed the foregoing instrument of writing in behalf of herself and duly acknowledged the execution of the same for herself for the uses and purposed therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the day and year last above written.

My Commission Expires:

_____
Notary Public

STATE OF KANSAS, ELLIS COUNTY, ss:

Ruder Engineering & Surveying, LLC, certifies that the attached plat is a true and correct plat of Blue Sky Acres Addition to Ellis County, Kansas, the same being surveyed and platted by me, the undersigned, a qualified and licensed land surveyor.

_____
Harvey Ruder, R.L.S.

Dated at Hays, Kansas, this _____ day of _____, 2016.

STATE OF KANSAS, ELLIS COUNTY, ss:

Be it known that the attached plat has been submitted to me and that the same is hereby approved this _____ day of _____, 2016.

_____
John T. Bird
City Attorney, Hays, Kansas

STATE OF KANSAS, ELLIS COUNTY, ss:

I, Eber Phelps, Mayor of the City of Hays, Kansas, hereby certify that the attached plat was approved by the Governing Body of the City of Hays, Kansas on this _____ day of _____, 2016.

_____
Eber Phelps
Mayor, City of Hays, Kansas

ATTEST:

_____
Brenda Kitchen, City Clerk

(SEAL)

STATE OF KANSAS, ELLIS COUNTY, ss:

Be it known that the attached plat has been submitted to me and that the same is hereby approved this _____ day of _____, 2016.

_____
William W. Jeter
Ellis County Counselor

STATE OF KANSAS, ELLIS COUNTY, ss:

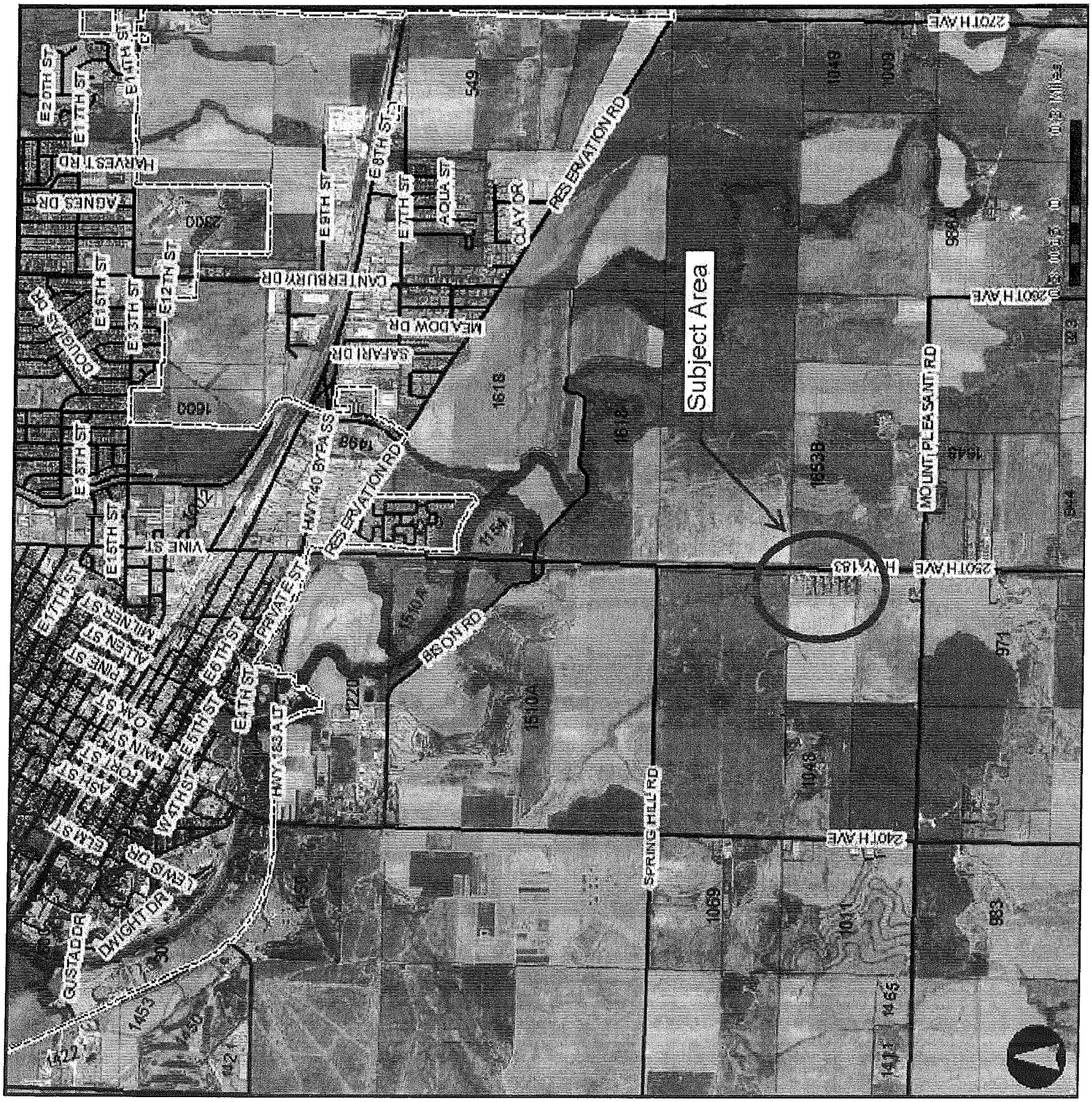
I, Dean Haselhorst, Chairman of the Board of the Ellis County Commissioners hereby certify that the attached plat of BLUE SKY ACRES ADDITION to Ellis County, Kansas was approved by the Board of County Commissioners of Ellis County, Kansas on the _____ day of _____, 2016.

_____
Dean Haselhorst, Chairman

ATTEST:

_____
Donna Maskus, County Clerk

(SEAL)


Subject Area
270TH AVE
260TH AVE
250TH AVE
240TH AVE
HWY 183
MOUNT PLEASANT RD
RESERVATION RD
CANTERBURY DR
MEADOW DR
SAFARI DR
CLAY DR
AQUA ST
E 8TH ST
E 7TH ST
E 9TH ST
E 12TH ST
E 13TH ST
E 15TH ST
E 17TH ST
E 18TH ST
E 20TH ST
HARVEST RD
AGNES DR
DOUGLAS DR
VINE ST
HWY 40 BYPASS
PRIVATE ST
BISON RD
SPRING HILL RD
HWY 183 ALT
E 4TH ST
E 5TH ST
E 6TH ST
W 4TH ST
MILNER ST
ALLEN ST
PINE ST
OAK ST
MAIN ST
FORT ST
ASH ST
ELM ST
LEWIS DR
DWIGHT DR
GUSTAD DR
549
1049
1009
986
1618
1653B
1648
971
1048
1069
1011
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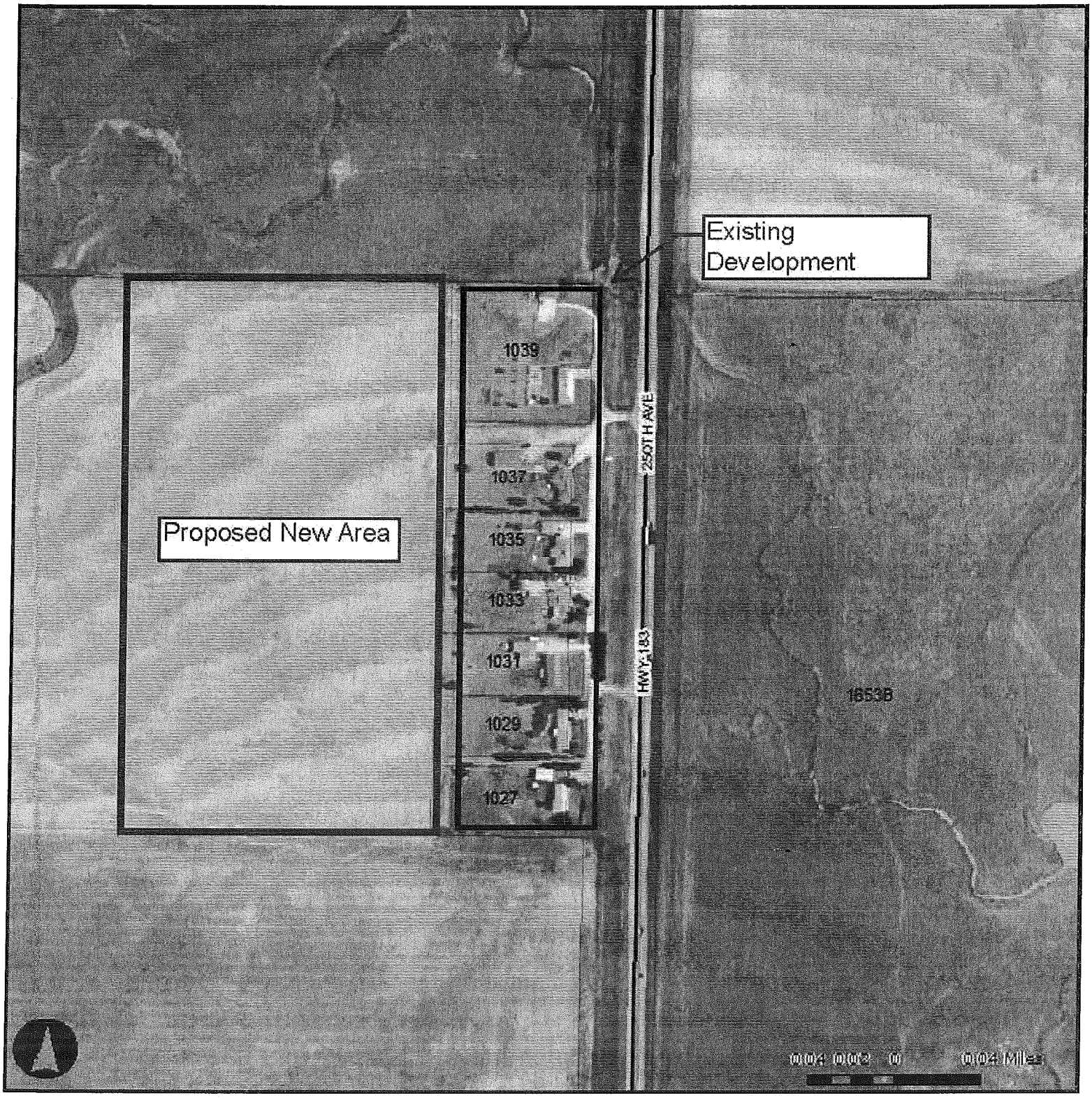
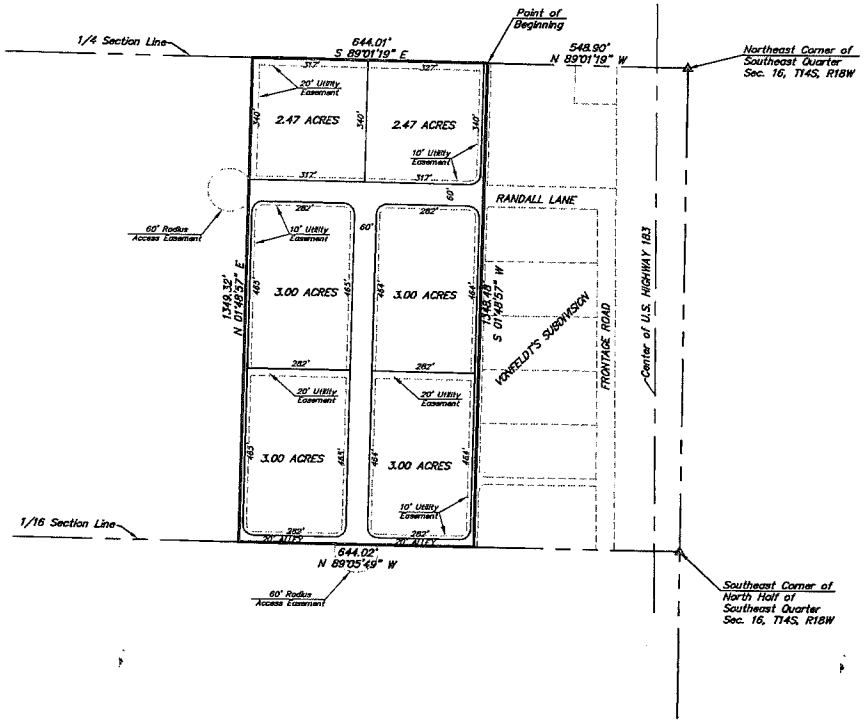
2300
1002
1498
1450
1421

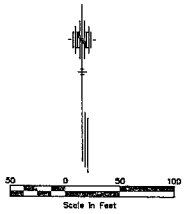

Existing Development
Proposed New Area
1039
1037
1035
1033
1031
1029
1027
250TH AVE
HWY-183
1653B
0.04 0.02 0 0.04 Miles

PRELIMINARY PLAT OF

BLUE SKY ACRES ADDITION

TO ELLIS COUNTY, KANSAS





LEGEND

△ Section Corner

DESCRIPTION

That part of the North Half of the Southeast Quarter of Section 16, Township 14 South, Range 18 West, of the 6th Principal Meridian, Ellis County, Kansas, described as follows:

Commencing at the northeast corner of said North Half of the Southeast Quarter; thence on an assumed bearing of North 89 degrees 01 minutes 19 seconds West, along the north line of said North Half of the Southeast Quarter, a distance of 548.90 feet to the point of beginning of the land to be described, said point also being the northwest corner of Vonfeldt's Subdivision to Ellis County, Kansas; thence South 01 degrees 48 minutes 57 seconds West, along the west line of said Vonfeldt's Subdivision, a distance of 1,348.48 feet to the southwest corner of said Vonfeldt's Subdivision, said point being on the south line of said North Half of the Southeast Quarter; thence North 89 degrees 05 minutes 49 seconds West, along said south line, a distance of 644.02 feet; thence North 01 degrees 48 minutes 57 seconds East a distance of 1,349.32 feet to a point on the north line of said North Half of the Southeast Quarter; thence South 89 degrees 01 minutes 19 seconds West, along said north line, a distance of 644.01 feet to the point of beginning.

OWNER and SUBDIVIDER:

Mary Alice Unrein

APPROVALS:

This plat has been submitted to and approved by the Hays Area Planning Commission this _____ day of _____, 2015.

_____ CHAIRMAN

_____ SECRETARY

SURVEYOR'S CERTIFICATE:

I, Harvey Ruder, a Registered Land Surveyor in the State of Kansas, do hereby certify this Plat to be true and correct to the best of my knowledge.

_____ Harvey Ruder

_____ Date

HARVEY RUDER REGISTERED LS-918 KANSAS LAND SURVEYOR

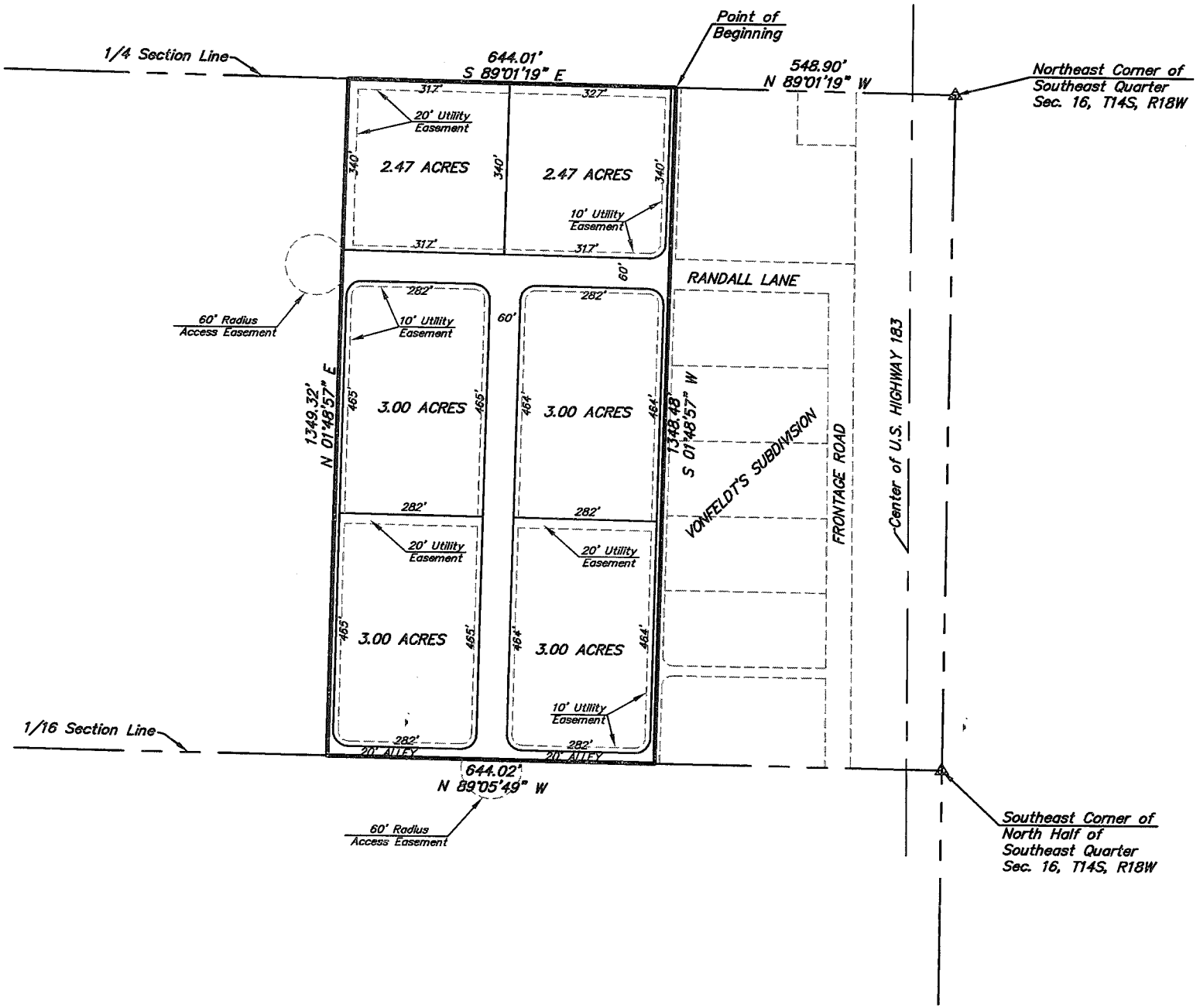
RUDER ENGINEERING & SURVEYING, LLC

1376 Butterfield Trail Rd.

Hays, Kansas 67601

785-259-1382

1383-Preliminary Plat.dwg 8-31-15 lr

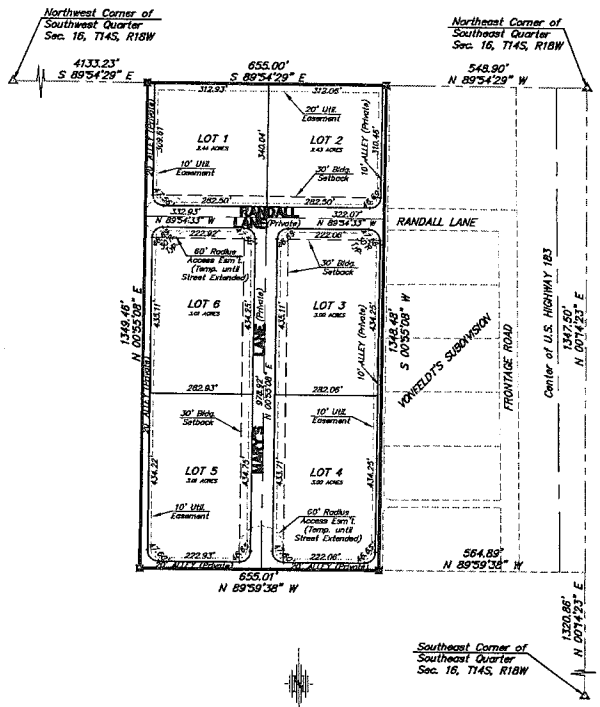

1/4 Section Line
644.01'
S 89°01'19" E
Point of
Beginning
548.90'
N 89°01'19" W
Northeast Corner of
Southeast Quarter
Sec. 16, T14S, R18W
317'
327'
20' Utility
Easement
2.47 ACRES
340'
2.47 ACRES
10' Utility
Easement
317'
60'
RANDALL LANE
60' Radius
Access Easement
282'
10' Utility
Easement
60'
1349.32'
N 01°48'57" E
3.00 ACRES
465'
3.00 ACRES
464'
1348.48'
S 01°48'57" W
VONFELDT'S SUBDIVISION
FRONTAGE ROAD
Center of U.S. HIGHWAY 183
20' Utility
Easement
3.00 ACRES
455'
3.00 ACRES
10' Utility
Easement
1/16 Section Line
20' ALLEY
644.02'
N 89°05'49" W
60' Radius
Access Easement
Southeast Corner of
North Half of
Southeast Quarter
Sec. 16, T14S, R18W

FINAL PLAT OF

BLUE SKY ACRES ADDITION

TO

ELLIS COUNTY, KANSAS



DESCRIPTION

That part of the Southeast Quarter of Section 16, Township 14 South, Range 18 West, of the 6th Principal Meridian, Ellis County, Kansas, described as follows:

Commencing at the northeast corner of said Southeast Quarter; thence on an assumed bearing of North 89 degrees 54 minutes 29 seconds West, along the north line of said Southeast Quarter, a distance of 548.90 feet to the point of beginning of the land to be described, said point also being the northwest corner of Vonfeldt's Subdivision to Ellis County, Kansas; thence South 00 degrees 55 minutes 08 seconds West, along the west line of said Vonfeldt's Subdivision, a distance of 1,348.49 feet to the southwest corner of said Vonfeldt's Subdivision; thence North 89 degrees 59 minutes 38 seconds West a distance of 655.01 feet; thence North 00 degrees 55 minutes 08 seconds East a distance of 1,349.46 feet to a point on the north line of said Southeast Quarter; thence South 89 degrees 54 minutes 29 seconds East, along said north line, a distance of 655.00 feet to the point of beginning.

This tract contains 20.282 acres.

APPROVALS:

This Blue Sky Acres Addition, has been submitted to and approved by the Hays Planning Commission this _____ day of _____, 2016.

CHAIRMAN

SECRETARY

The dedications shown on this plat accepted by the City Commission of the City of Hays, Kansas, this _____ day of _____, 20____.

MAYOR

ATTEST:_____, City Clerk

John T. Bird, Attorney for the City of Hays

The dedications shown on this plat accepted by the County Commission of Ellis County, Kansas, this _____ day of _____, 20____.

CHAIRMAN

ATTEST:_____, County Clerk

Thomas Drees, Attorney for Ellis County

EASEMENTS:

Easements are hereby dedicated for public use, as utility easement right-of-way, which are shown as lying between the dashed lines in widths indicated and as set forth on this plat, and said easements may be employed for the purpose of installing, repairing and maintaining gas lines, electric lines, telephone lines, and all other forms and types of public utilities, now or hereafter used, by the public over, under and along the strips marked "Utility Esm't."

RECORDED:

State of Kansas, County of Ellis, ss:

This is to certify that this instrument was filed for record in the Register of Deeds Office on the _____ day of _____, 20____ in Book _____, Page_____.

REGISTER OF DEEDS *DEPUTY*

OWNER'S CERTIFICATE:

Know all men by these presents, that I, the undersigned property owner of the land above described have caused the same to be surveyed and platted into Lots, Streets, Alleys and Easements, the same to be known as "Blue Sky Acres Addition", in Ellis County, Kansas. The Streets and Alleys are private, and the easements as indicated on the accompanying plat are hereby granted to the public for the purpose of constructing, operating, maintaining, and repairing all public utilities.

By Mary Alice Unrein

REVIEW SURVEYOR'S CERTIFICATE:

State of Kansas, County of Ellis, ss:

I hereby certify that the review of this plat was found to be in compliance with the requirements of K.S.A. 58-2005. Approved this _____ day of _____, 20____.

NOTARY CERTIFICATE:

State of Kansas, County of Ellis, ss:

Be it remembered that on this _____ day of _____, 20____, before me, a Notary Public in and for said County and State, came Mary Alice Unrein , a single person, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal, the day and year above written.

Notary Public

My Commission Expires:

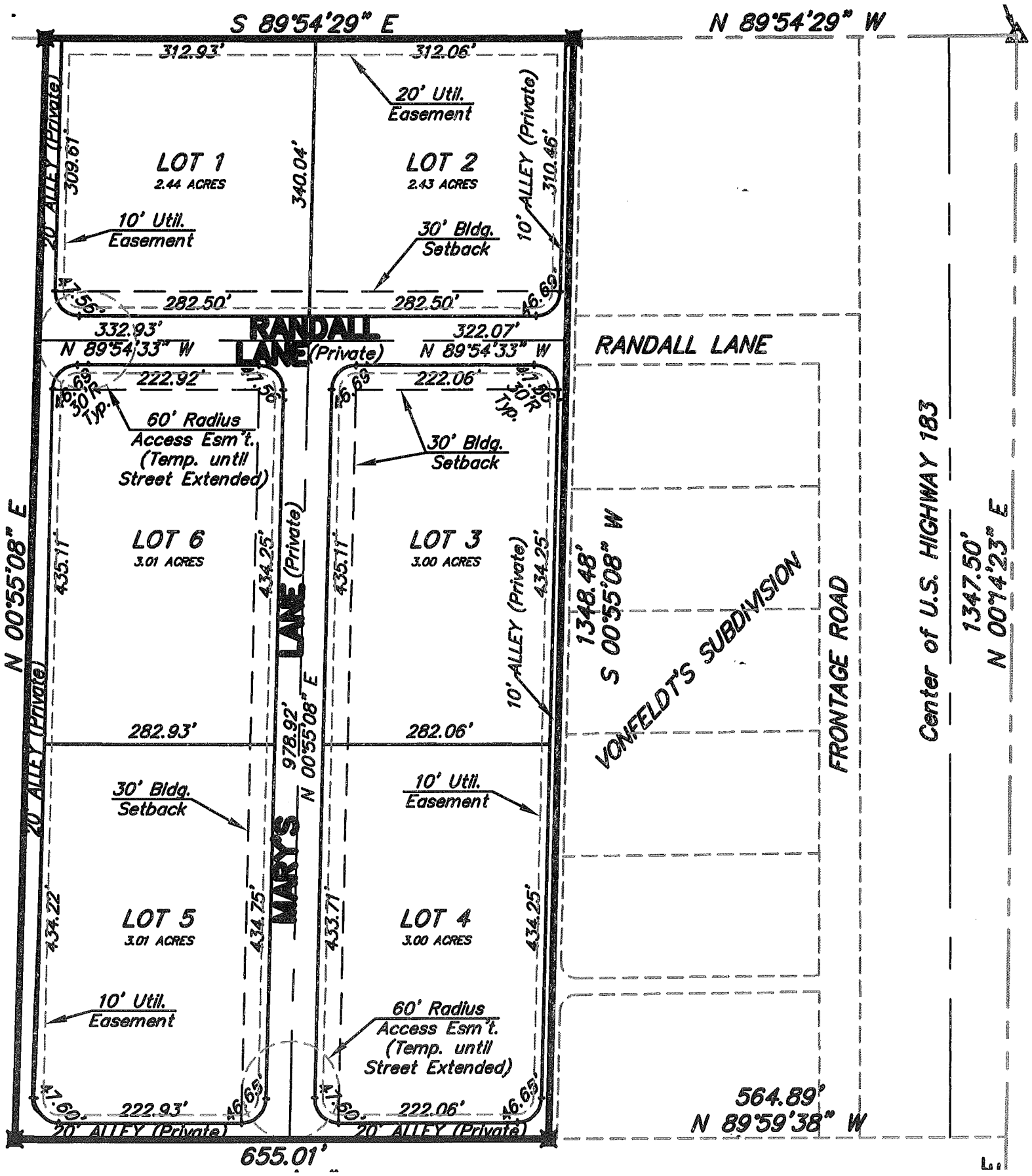
SURVEYOR'S CERTIFICATE:

I, Harvey Ruder, a Registered Land Surveyor in the State of Kansas, do hereby certify this Plat to be true and correct to the best of my knowledge.

Harvey Ruder *Date*

HARVEY RUDER REGISTERED LS-918 KANSAS LAND SURVEYOR

RUDER ENGINEERING & SURVEYING, LLC
1376 Butterfield Trail Rd.
Hays, Kansas 67601
785-628-8134


S 89°54'29" E
N 89°54'29" W
312.93'
312.06'
20' Util. Easement
LOT 1
2.44 ACRES
LOT 2
2.43 ACRES
309.61'
340.04'
310.46'
20' ALLEY (Private)
10' ALLEY (Private)
10' Util. Easement
30' Bldg. Setback
282.50'
282.50'
332.93'
N 89°54'33" W
RANDALL LANE (Private)
322.07'
N 89°54'33" W
RANDALL LANE
222.92'
222.06'
30' R Typ.
60' Radius Access Esm't. (Temp. until Street Extended)
30' Bldg. Setback
LOT 6
3.01 ACRES
LOT 3
3.00 ACRES
435.11'
434.25'
MARY'S LANE (Private)
978.92'
N 00°55'08" E
N 00°55'08" E
1348.48'
S 00°55'08" W
VONFELDT'S SUBDIVISION
FRONTAGE ROAD
Center of U.S. HIGHWAY 183
1347.50'
N 00°14'23" E
282.93'
282.06'
30' Bldg. Setback
10' Util. Easement
LOT 5
3.01 ACRES
LOT 4
3.00 ACRES
434.22'
434.75'
433.71'
434.25'
10' Util. Easement
60' Radius Access Esm't. (Temp. until Street Extended)
222.93'
222.06'
20' ALLEY (Private)
20' ALLEY (Private)
655.01'
564.89'
N 89°59'38" W

RESOLUTION

NO. _____

THE BOARD OF COUNTY COMMISSIONERS OF ELLIS COUNTY, KANSAS TO THE PUBLIC:

WHEREAS, Mary Alice Unrein, a single person, have presented to the Board of County Commissioners of Ellis County, Kansas, a certain plat of BLUE SKY ACRES ADDITION, ELLIS COUNTY, KANSAS, situated outside the city limits of the City of Hays, Kansas, in the County of Ellis, Kansas, said plat showing lots, streets and easements covering the following described real estate, to-wit:

That part of the Southeast Quarter of Section 16, Township 14 South, Range 18 West, of the 6th Principal Meridian, Ellis County, Kansas, described as follows:

Commencing at the northeast corner of said Southeast Quarter; thence on an assumed bearing of North 89 degrees 54 minutes 29 seconds West, along the north line of said Southeast Quarter, a distance of 548.90 feet to the point of beginning of the land to be described, said point also being the northwest corner of Vonfeldt's Subdivision to Ellis County, Kansas; thence South 00 degrees 55 minutes 08 seconds West, along the west line of said Vonfeldt's Subdivision, a distance of 1,348.48 feet to the southwest corner of said Vonfeldt's Subdivision; thence North 89 degrees 59 minutes 38 seconds West a distance of 655.01 feet; thence North 00 degrees 55 minutes 08 seconds East a distance of 1,349.46 feet to a point on the north line of said Southeast Quarter; thence South 89 degrees 54 minutes 29 seconds East, along said north line, a distance of 655.00 feet to the point of beginning.

all situated in the County of Ellis, State of Kansas, to be known as a BLUE SKY ACRES ADDITION to Ellis County, Kansas; and

WHEREAS, the said plat has been recommended by the City-County Planning Commission as required by law, and application having been made for the approval by the Board of County Commissioners of Ellis County, Kansas, and said commission having found said plat to be legal and conforming with the statutes in such matter provided.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF ELLIS COUNTY, KANSAS, that the board of County Commissioners hereby approves said plat and dedication and that the County Clerk is hereby authorized and instructed to endorse on said plat the approval herein set forth.

PASSED AND ADOPTED by the Board of County Commissioners of Ellis County, Kansas this ____ day of _____, 2016.

_____
Dean Haselhorst
Chairman

ATTEST:

_____
County Clerk
Donna Maskus

ELLIS COUNTY
AGENDA ITEM COVER SHEET
COMMISSION AGENDA DATE: 9-6-16

TOPIC:
Nomination for KCAMP Board of Trustees

ACTION REQUESTED:
Authorize Chair to sign the attached nomination form.

DISCUSSION:
The Kansas County Association Multiline Pool (KCAMP) provides property and liability insurance coverage for Kansas counties, including Ellis County. KCAMP is governed by a Board of Trustees elected at its annual meeting from nominations submitted by Boards of County Commissioners. Currently, Ellis County Sheriff Ed Harbin serves as vice-president of KCAMP. Sheriff Harbin's term expires at the upcoming annual meeting, but he is eligible for re-election and desires your Commission's nomination.

FINANCIAL IMPACT:
This item has no financial impact.

PRESENTED BY:
Phillip Smith-Hanes, County Administrator

REVIEWED BY COUNTY ADMINISTRATOR:

☐ Yes ☐No ■N/A

REVIEWED BY COUNTY COUNSELOR:

☐Yes ■No ☐N/A

ATTACHMENTS:
Letter from KCAMP dated August 17, 2016

KCAMP 25th Anniversary
KANSAS COUNTY ASSOCIATION MULTILINE POOL

RECEIVED
AUG 17 2016
ELLIS COUNTY CLERK

August 17, 2016

Ellis County Commissioners
POB 720
718 Main St
Hays, KS 67601

RE: KCAMP Annual Meeting and Board of Trustees Nominations

Dear Commissioners:

The annual business meeting of Kansas County Association Multiline Pool (KCAMP) will be held on Tuesday, November 15, 2016 at the Sheraton in Overland Park, Kansas in conjunction with the annual KAC conference. We cordially welcome you to attend your annual meeting. We are currently scheduled to meet in *Leatherwood 1-2* in the Convention Center beginning at 5:00 p.m.

An important part of the annual meeting is the election of individuals to the KCAMP Board of Trustees. The KCAMP Board sets the strategic direction of the organization, and provides oversight of KCAMP operations. To be eligible to serve on the Board a person must:

1. Be nominated using the enclosed form signed by the Chair of the County;
2. Submit a biographical affidavit and successfully pass a background check;
3. Demonstrate an ability and willingness to regularly prepare for and attend KCAMP's monthly meetings (typically held in the KCAMP office in Topeka);
4. Demonstrate an ability and willingness to serve on KCAMP's committees; and
5. Remain free of conflicts of interest.
6. Meet other eligibility criteria outlined in the Bylaws and Interlocal Cooperation Agreement.

The current KCAMP Trustees are as follows:

David Lamb,* President	Linn County Clerk
Ed Harbin,* Vice President	Ellis County Sheriff
Sonya Stohs, Secretary	Marshall County Clerk
Adam Smith, Claims Controller	Wallace County Commissioner
John Smith,* Financial Controller	Stanton County Commissioner
Rebecca Bossemeyer	Geary County Clerk
Kathy Luthi	Ottawa County Commissioner

*Denotes those Trustees whose terms expire and are up for re-election.

5425 SW 7th Street ▪ Topeka, KS ▪ 66606
TEL: (785) 267-2373 / (800) 240-9828 ▪ FAX: 785-267-2383
www.kcamp.org

The KCAMP Bylaws and Interlocal Agreement states that an elected official from a different member county is eligible to serve as a Trustee for a three year term beginning January 1 of the next calendar year following their election.

If you wish to submit a name to the nominating committee for consideration, *please complete and return the enclosed nomination form.* **The nominating committee is charged with the responsibility of selecting those individuals who will ultimately be placed on the ballot for the election of KCAMP Board Trustees at the annual meeting.** Nominations must be received in the KCAMP office by September 15, 2016.

I wish to thank you for your continued support and loyalty. At any time please feel free to contact any member of the KCAMP Board of Trustees if you have any questions or concerns.

Respectfully,

David Lamb
President, KCAMP Board of Trustees

25th Anniversary
KCAMP
KANSAS COUNTY ASSOCIATION MULTILINE POOL

KCAMP BOARD OF TRUSTEES NOMINATION

NOMINATION MUST BE RECREIVED IN THE KCAMP OFFICE BY SEPTEMBER 15, 2016

We **Ellis County** nominate _____
(Printed Name)

to be an elected KCAMP Board Member.

This nominee has been approved and has the support of the Board of County Commissioners.

_____
Signature of Chairman of the Board of Commissioners

I have read and understand the eligibility criteria for service on the KCAMP Board of Trustees and agree to be considered for a position on the Board.

_____
Signature of Nominee

Please return form to:

KCAMP
5425 SW 7th St.
Topeka, KS 66606
Fax 785-267-2383

USE THIS FORM ONLY TO SUBMIT THE NAME OF AN INDIVIDUAL TO BE CONSIDERED BY THE NOMINATING COMMITTEE FOR POSSIBLE PLACEMENT ON THE BALLOT. A BIOGRAPHICAL AFFIDAVIT MUST ALSO BE COMPLETED BY EACH NOMINEE.

ELLIS COUNTY
AGENDA ITEM COVER SHEET
COMMISSION AGENDA DATE: 9-6-16

TOPIC:
Amendment to Administrator Contract

ACTION REQUESTED:
Approve the attached amendment and authorize the Chair to sign.

DISCUSSION:
Ellis County has an existing two-year agreement with its County Administrator. Pursuant to the terms of that agreement, the Administrator is set to receive a raise after completion of his first year of service (March 1, 2017). On August 15, your Commission approved a new pay plan for County employees and directed the Administrator to amend his contract to conform it to the new pay plan.

The attached amendment proposes to adjust the Administrator's pay at the same time that the pay plan will go into effect for other employees (the pay period beginning September 11, 2016). However, because the impact of this will be to increase the Administrator's salary by $28.76 per pay period (approximately 36 cents per hour, as included in the financial impact of the item presented to the Commission on August 15), the Administrator proposes to delay his contracted raise from March 1, 2017, to December 18, 2017 (the first day of the first pay period that will be paid in 2018). Doing this will keep the total value of the contract over its two-year term nearly the same.

FINANCIAL IMPACT:
Because the two-year period March 1, 2016 through February 28, 2018, includes slightly more than 52 pay periods, the financial impact of the amendment would be approximately $467.71 over the term of the contract, as shown here:

Existing contract	12 months at $8500	102000
	12 months at $8670	104040
	Total cost	206040
Amended contract	13.9 pay periods at $3923.08	54530.812
	33 pay periods at $3951.84	130410.72
	5.3 pay periods at $4,069.09	21566.177
	Total cost	206507.709

PRESENTED BY:
Phillip Smith-Hanes, County Administrator

REVIEWED BY COUNTY ADMINISTRATOR:
☐ Yes ☐No ■N/A

REVIEWED BY COUNTY COUNSELOR:
■ Yes ☐No ☐N/A

ATTACHMENTS:
Proposed Contract Amendment

AMENDMENT NO. 1 TO EMPLOYMENT AGREEMENT

WHEREAS, Ellis County, by and through its Board of County Commissioners, and Phillip D. Smith-Hanes, an individual, entered into an agreement, effective March 1, 2016, for Ellis County to serve as EMPLOYER and Mr. Smith-Hanes to serve as EMPLOYEE (the "Employment Agreement"), and

WHEREAS, the Employment Agreement provides for certain compensation due from EMPLOYER to EMPLOYEE in recognition of the services provided therein, and

WHEREAS, on August 15, 2016, the Ellis County Board of County Commissioners adopted a new compensation plan and pay scale for County employees, and

WHEREAS, the Parties to the Employment Agreement desire to conform the compensation terms of the Employment Agreement to the new compensation plan and pay scale,

NOW THEREFORE, the Parties agree to amend the Employment Agreement as follows:

SECTION 5. COMPENSATION

Subsection A. Salary

Paragraph 2 is hereby amended to delete the existing language and replace with, "Effective September 11, 2016, EMPLOYEE's salary shall be set at step 9 of General Pay Grade 124 (approximately $8,562.32/month)."

A new Paragraph 3 is hereby added to read as follows: "Effective December 18, 2017, EMPLOYEE's salary shall be increased to step 10 of General Pay Grade 124 (approximately $8,816.36/month)."

In all other respects, the Employment Agreement shall remain unchanged.

IN WITNESS WHEREOF, EMPLOYER has caused this Amendment to be signed and executed on its behalf by the Chair of its Board of County Commissioners, and EMPLOYEE has signed and executed this Amendment, both in duplicate.

_____

Chair, Board of County Commissioners

_____

Employee