

June 22, 2022

The Board of Ellis County Commissioners met in Special Session at 1:00 pm, Tuesday, June 22, 2022 at the Ellis County Administration Center, 718 Main Street, Hays, Kansas. Chair Schlyer called the meeting to order at 1:00 pm. Commissioners present were: Chair Robert "Butch" Schlyer, Commissioner Joe Leroux and Commissioner Neal Younger. Also present was County Administrator Darin Myers, County Counselor Bill Jeter and County Clerk Bobbi L. Dreiling.

EXECUTIVE SESSION

Motion: _____ **Schlyer** **Second:** _____ **Younger**

To recess into Executive Session for ten minutes under the following exception to the Kansas Open Meeting Act pursuant to the attorney/client privilege with the subject to be discussed during executive session is land purchase. Those persons to attend are Chair Butch Schlyer, Commissioner Neal Younger, Commissioner Joe Leroux, Public Works Director Brendan Mackay and County Administrator Darin Myers.

Disposition: _____ **Motion passed by a voice vote of three to zero.**

The Executive Session started 1:01 pm.

The Open Session resumed at 1:11 pm.

County Administrator Darin Myers discussed the land purchase. He said they have had seven months of meetings for this land acquisition. This land will be used for the new public works building. Most of the parcels per acre were about twenty to thirty thousand dollars per acre which was more than what the County was willing to pay. The current location of the public works building is land-locked, and to the south of the building the land is owned by the railroad. The four acres of land that is available is owned by Union Pacific. They wanted \$7500 per year with an eight percent increase after that first year for a lease option. There is also over three million dollars needed in renovations of the current building as it is over 60 years old. Some of the other land that was looked had issues in that it was flat land which would cause problems with drainage. The location chosen is in the 1700 block of 250th Ave. It is close to other industrial businesses and commercial development. The 75 acres does come with mineral interest and he is estimating the County will get back about \$3,000 a year on minerals. The land also comes with the Dakota Well which the County will get rights to. This would save the about fifteen to twenty thousand dollars in drilling a well. The next step will be the build process. Once that is done, the old building/land can be sold; it is appraised at 1.8 million dollars. This will be paid out of Fund 6. The closing is today at 3:00 pm at Ellis County Abstract. Younger said this will be a good location. Leroux said between the mineral rights and what we would have to pay the railroad for the four acres, he feels this is the best financial decision that can be made for Ellis County.

Motion: _____ **Schlyer** **Second:** _____ **Leroux**

I move that the Board of County Commissioners sign Resolution 22-09 for the purchase of real estate.

Disposition: _____ **Motion passed by a voice vote of three to zero.**

Resolution No. 22-09

RESOLUTION OF THE BOARD OF ELLIS COUNTY COMMISSIONERS

WHEREAS, the Board of County Commissioners of Ellis County, Kansas, by the powers vested in it by K.S.A. 19-101 may purchase and hold real estate for the use of the County.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ELLIS COUNTY, KANSAS, that:

Ellis County, Kansas shall sign a Real Estate Purchase Contract and purchase from AMP Rentals, LLC the following described real estate for \$466,650.00, together with fees and expenses, and that Darin T. Myers, Ellis County Administrator, shall be authorized to sign all documents to finalize said purchase, to-wit:

A tract of land in the Northeast Quarter (NE/4) of Section 16, Township 13 South, Range 18 West of the 6th Principal Meridian, Ellis County, Kansas, described as follows:

Commencing at the Northeast corner of Section 16, Township 13 South, Range 18 West; thence North 89 degrees 24 minutes 59 seconds West, along the North line of the Northeast Quarter, a distance of 201.10 feet to the West line of U. S. Highway 183; thence South 01 degrees 27 minutes 43 seconds West, along the West line of U. S. Highway 183, a distance of 524.72 feet to the Point of Beginning; Thence North 89 degrees 28 minutes 21 seconds West, a distance of 2465.17 feet to the West line of the Northeast Quarter; Thence South 01 degrees 36 minutes 13 seconds West, along the West line of the Northeast Quarter, a distance of 1317.88 feet; Thence South 89 degrees 36 minutes 45 seconds East, a distance of 2458.53 feet to the West line of U. S. Highway 183; thence North 01 degrees 27 minutes 43 seconds East, along the West line of U. S. Highway 183, a distance of 1311.79 feet to the Point of Beginning. Said tract contains 74.447 acres, more or less, and is subject to any easements or right-of-way of record.

Adopted this 22nd day of June 2022, by the Board of Ellis County Commissioners, Ellis County, Kansas.
KANSAS

BOARD OF COUNTY COMMISSIONERS OF ELLIS COUNTY,
Robert (Butch) Schlyer, Chairman
Neal Younger, Member
Joe Leroux, Member

ATTEST:
Bobbi Dreiling, County Clerk

Meeting adjourned at 1:23 pm.

BOARD OF ELLIS COUNTY COMMISSIONERS

ROBERT "BUTCH" COMMISSIONER CHAIR

NEAL YOUNGER, COMMISSIONER

ATTEST:

JOE LEROUX, COMMISSIONER

BOBBI L. DREILING, ELLIS COUNTY CLERK