

Wabaunsee County Commission

Wabaunsee County Courthouse, Alma, KS

Regular Meeting Minutes March 1, 2021

The Board of County Commissioners meeting in session Monday, March 1, 2021. In compliance with the CDC guidelines to maintain social distancing Commissioners conduct and record the meeting over ZOOM. Members attending were Rodney L. Allen, Joel S. Fager and Nancy L. Hier. Chairman Fager called the meeting to order at 9:00 a.m. and opened with the Pledge of Allegiance. County Attorney Tim Liesmann, County Appraiser Ryan Michaelis and County Clerk Abby Amick were in attendance in person, others joined via zoom.

Appraiser Update

County Appraiser Ryan Michaelis provided the Commissioners with an update from his office. The change of value notices went in the mail March 1st. Michaelis provided a review of value changes. Real estate Assessed Value increased \$3,626,228 over 2020, that is a 5.1% increase. New construction increased from \$5.9 million to \$8.5 million Appraised. This is the largest appraised new construction in one year since Michaelis took over in 2012. The average ag parcels increased 5.3% over 2020. All residential increased 3.4% over 2020. Commercial was down slightly in the amount of -0.1%. The biggest growth was in the rural areas, Lake Wabaunsee had the largest increase of 6.8% in value over 2020. The increase in appraised value is based on actual sales and cost of new construction. The median sales price for residential houses sold in 2019 was \$119,930, the median sales price for residential houses sold in 2020 was \$137,870.

Commissioner Hier asked about the variation between individual ag parcels, Michaelis explained that the assessed value is influenced by soil type and can vary on parcels side by side. Michaelis explained that the NRCS office established this system in the late 80s early 90s, using the soil ranges, based on elevation and slope, using topography maps and soil samples.

Utility Agreement

Road & Bridge Supervisor Thayne Bush provided a Request and Petition from Evergy to rebuild 2 ½ miles of line west of Bluestem Road and Cable City Road on the south row, where there is existing overhead line. The request has been approved by Garfield Township Board and Bush is recommending the commission approve it as well. Commissioner Fager made a motion to approve the request and petition from Evergy, Commissioner Allen seconded. Motion carried 3-0.

Bush reported on the Old K-10 reclamation project, that he is contacting the bidders and references to determine his recommendation. He may consider cutting the project from 8 miles to 5 miles, to give them a chance to work on the 90 degree curves on Old K-10. The finished product on top of the full depth reclamation is a double chip seal. Bush presented an invitation for bids for any chip seal work to be done in 2021. Keen Eskridge Road is holding up well, it was done 2 years ago and is due for another chip seal. Old K-10 will need a double chip seal after the full depth reclamation is complete. Commissioners gave approval for the Invitation for Bids for chip/seal work to be published. Bids will be due to be opened on Monday, March 14, 2021 at 10am.

Wabaunsee County Commission

Wabaunsee County Courthouse, Alma, KS

Regular Meeting Minutes March 1, 2021

UNBOUND Gravel

LeLan Dains of Life Time Events joined via zoom. Dains shared that the bicycle ride that came through Wabaunsee County in 2019 will be coming through again in 2021. The dates for the annual event will always be the 1st Saturday after Memorial Day, this year that will be June 5th 2021. The Alma community can expect extra traffic downtown between 8am and 3pm that day. The committee is working with Marcy Merritt for volunteer coordination, as well as the Wabaunsee County Health Department, Sheriff Department and Emergency Management to plan for the event. They are aware of the Livestock Show that will be on the same weekend again this year. Riders and their support people will be instructed not to gather in large groups, maintain social distancing and wear masks when they are in close proximity to the public. The 350 mile route will come through Wabaunsee County on Friday, June 4th in the evening, there are an anticipated 100 riders on that route, they will have no support people or scheduled stops. The 200 mile route will come through on the same route as in 2019, with an anticipated 1,200 riders on Saturday, June 5th.

Dains shared that the organization schedules a clean up day 1 week after the event, where the same volunteers that put on the event revisit the full route picking up all of the trash that they find. In their experience very little of the trash they pick up is related to the bicycle ride, the majority is unlawful dumps of furniture and garbage, and beer cans.

Planning and Zoning

Commissioner Fager announced that the Zoning Administrator position had been offered to Noel Sylvester. Sylvester accepted the offer and started on March 1st, 2021.

Commissioner Allen moved to appoint Ron Nehring to the Planning Commission representing District #2, Commissioner Fager seconded. Motion carried 3-0.

Commissioner Hier moved to appoint Dan Imthurn to the Planning Commission representing District #3, Commissioner Allen seconded. Motion carried 3-0.

Commissioners discussed the remaining vacancies on the Planning Commission, 1 position representing District #1 and 1 position representing District #2. The Commissioners have recommendations that they will follow up with and consider for appointment.

Commissioners discussed forming a committee to review the concerns at Lake Wabaunsee. The committee will report to the Planning and Zoning Commission and will be formed with input from the County Commission.

Commissioner Hier moved to approve the minutes of the February 22nd Commission Meeting; Commissioner Allen seconded. Motion carried 3-0.

Wabaunsee County Commission
Wabaunsee County Courthouse, Alma, KS
Regular Meeting Minutes March 1, 2021

Sheriff Update

Sheriff Rob Hoskins joined in person. Hoskins reported that there had been an arrest made in Eskridge involving a considerable amount of stolen property. The incident involves Osage and Lyon Counties. Hoskins stated that anyone missing property should contact the Sheriff Department to identify their items.

CIC Software Proposal

Register of Deeds Marcy Merritt, Treasurer Karen Callaway and Appraiser Ryan Michaelis joined the meeting in person. Debbie Trahan with CIC joined via zoom. Callaway explained that the current software that the county is operating on was developed in the 1980s and is still in the DOS 'green screen' system. Each office has investigated software options for upgrading and sought reviews from other counties in the state. CIC is currently in 45 counties in Kansas providing the software for all of the daily accounting and tax. In Register of Deeds across Kansas, CIC is the software used in 100 counties. This software would provide a seamless record between county offices, eliminating double entry and opportunity for error.

Commissioners agreed to the software upgrade with CIC, pending review of the contract by County Attorney Tim Liesmann. Commissioners agreed to splitting the initial cost of the software and server between the Technology Funds for the Treasurer, Clerk and Register of Deeds, and the Equipment Reserve Fund established in 2018.

Wabaunsee County Commission
Wabaunsee County Courthouse, Alma, KS
Regular Meeting Minutes March 1, 2021

Treasurer Daily Statements for February 18 and 19 were viewed and signed by Chairman Fager. Commissioners completed signing vouchers.

Abatements #2020-AB32 for \$36.00; #2020-AB33 for \$92.10; #2020-AB34 for \$22.88 and #2020-AB35 for \$5.92 were approved and signed.

At 10:57 am Commissioner Hier moved to adjourn until Monday, March 8th at 9:00 a.m. Commissioner Fager seconded. Motion carried 3-0.

Minutes approved this _____ day of March 2021.

Joel S. Fager, Chairman

Nancy L. Hier, Vice-Chairman

Rodney L. Allen, Member

Attest:

Abby L. Amick
Wabaunsee County Clerk