

# Wabaunsee County Commission

## Wabaunsee County Courthouse, Alma, KS

### Regular Meeting Minutes March 29, 2021

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The Board of County Commissioners meeting in session Monday, March 29, 2021. In compliance with the CDC guidelines to maintain social distancing Commissioners conduct and record the meeting over ZOOM. Members attending were Joel S. Fager, Rodney L. Allen 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, Road and Bridge Supervisor Thayne Bush and County Clerk Abby Amick were in attendance in person, others joined via zoom.

#### **Road and Bridge Update**

Road and Bridge Supervisor Thayne Bush updated the Commission regarding a salt storage shed that was damaged in high winds two weeks ago. Commissioners were in agreeance that the structure could be torn down and removed. Commissioner Fager asked for an update on the Belvue Bridge. Bush reported that he has been in communication with Pottawatomie County and the bridge is in the design phase. County Attorney Liesmann stated that applications for the Build Grant haven't been opened yet. He anticipates a date in late April for that application process to start.

Commissioner Hier moved to approve the minutes of the March 22<sup>nd</sup> Commission Meeting; Commissioner Allen seconded. Motion carried 3-0.

#### **Health Department and Covid Update**

Health Administrator Ray Finley joined in person. Finley reported on the Covid numbers for the County: 3 active cases, 14 deaths and 0 in the hospital. Finley reported that the State has moved to Phase 5. The Health Department is working on contacting anyone who is on the vaccination list and is eligible based on the earlier Phases but haven't been in yet, in addition to those who qualify in Phase 5. The Health Department is looking at scheduling some off-site vaccination clinics to work through large numbers in one day.

Commissioner Fager clarified for the public that all three Commissioners are meeting in the same room while maintaining social distancing.

#### **Noxious Weed Personnel**

Noxious Weed Director, Tonya Hensley joined in person.

9:26 am Commissioner Fager moved to enter executive session to discuss wages of non-elected personnel for 10 minutes, with Tonya Hensley. Commissioner Allen seconded. Motion carried 3-0.

9:36 am Commissioners returned from executive session; no action was taken.

#### **Conditional Use Permit**

9:40 am Commissioner Fager moved to enter executive session to discuss the tabled Conditional Use Permit application submitted by the Hockenbargers, for reason of Attorney Client Privilege, with Noel Sylvester present. Commissioner Allen seconded. Motion carried 3-0.

9:52 am Commissioners returned from executive session. County Attorney Liesmann reported on the action being taken. Liesmann stated that the Hockenbargers request to have their Conditional Use Permit application heard on April 5<sup>th</sup> is denied. The Commissioners will leave the Conditional Use

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Permit in the process with the Planning Commission. Liesmann reported that the Commissioners are granting a moratorium on enforcement regarding the Hockenbarger CUP until July 1<sup>st</sup> 2021.

**Economic Development Update**

Economic Development Director Jim MacGregor and Plaza of the Flint Hills Developer Thane Brethour joined in person. Brethour provided copies of the development plans for the building and the site layout. Brethour stated that pad site work will begin soon, tanks will be installed in 8 weeks, and the building has been ordered. They expect to be operational in October 2021.

MacGregor presented an updated fact sheet outlining the requirements for a Community Improvement District (CID). MacGregor expects the Plaza of the Flint Hills to submit a petition requesting a CID in the near future. Commissioners agreed to cover the cost of filing the CID through the Economic Development budget, estimating \$3 - \$4,000. MacGregor also provided an updated fact sheet on Transient Guest Taxes, the Commissioners indicated that they would be favorable to instituting a 2% transient guest tax. Commissioners will gather feedback and consider implementation at a later date.

MacGregor presented a fact sheet reviewing the American Rescue Plan and projections for funding amounts coming to Cities and the County. MacGregor recommends establishing an Executive Committee made up of the three County Commissioners, and a Steering Committee made up of six members of the public, two elected officials and Emergency Management Coordinator Amy Terrapin. The Steering Committee would be tasked with engaging the community, developing proposals, and directing the use of funds in the best interest of Wabaunsee County. MacGregor will make contact with potential Steering Committee members and report back to the Commissioners in two weeks.

Daily Statements for March 9, 10, 11, 12, 15, 16, 17, 18, 19, 22, 23 and 24 were signed by Chairman Fager. Wage Change forms were reviewed and signed by the Commissioners.

At 10:42 am Commissioner Allen moved to adjourn until Monday, April 5<sup>th</sup> at 9:00 a.m. Commissioner Hier seconded. Motion carried 3-0.

Minutes approved this \_\_\_\_\_ day of April 2021.

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Joel S. Fager, Chairman

Attest:

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Nancy L. Hier, Vice-Chairman

Abby L. Amick  
Wabaunsee County Clerk

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Rodney L. Allen, Member