

# Wabaunsee County Commission Wabaunsee County Courthouse, Alma, KS Regular Meeting Minutes August 28, 2023 ---

The Board of County Commissioners meeting in session Monday, August 28, 2023. Commissioners conduct the meeting in person and over ZOOM. Members attending were Nancy L. Hier, Rodney L. Allen and Jim MacGregor. Commissioner Hier called the meeting to order at 9:00 AM and opened with the Pledge of Allegiance.

Undersheriff Eric Kirsch, Road & Bridge Supervisor Josh Hinch, Zoning Administrator Noel Sylvester, Health Department Administrator Ray Finley, Richard Orton, County Attorney Tim Liesmann and County Clerk Abby Amick were in attendance in person, others joined via zoom.

## **Health Department Update**

Health Department Administrator Ray Finley presented an annual contract with Shawnee County for the ongoing WIC Partnership. Wabaunsee County has about 34 participants in the WIC program. Commissioners signed the contract. Finley reported that the Health Department has free home covid tests available for pick up.

## **Executive Session**

Noxious Weed Director Tonya Hensley joined in person.

At 9:11 AM Commissioner Hier moved to recess to executive session under the following exception to the Kansas Open Meetings Act: Pursuant to non-elected personnel matter exception, the subject to be discussed is wages; open session will resume at 9:21AM in the Commission Meeting Room; those persons in attendance include County Clerk Abby Amick, County Attorney Tim Liesmann, Noxious Weed Director Tonya Hensley, Commissioner Hier, Commissioner Allen and Commissioner MacGregor; Commissioner MacGregor seconded. Motion carried 3-0.

At 9:21 AM Commissioners returned from executive session in the Commission Meeting Room. No action was taken.

## **Extension Update**

Extension Agent Bernadette Trieb joined in person. Trieb reported that 303 summer lunches were served in combination with the Buzz on Third events, in partnership with the Library and Museum. The three entities are looking forward to offering summer programming again next year. Extension held Wabaunsee County on Campus Tours on the K-State Campus with 4-Hers in April and June, both tours were well received. The Master Gardener Program is scheduled to begin on September 7<sup>th</sup>; there will be a class project implemented after graduation. Treib provided a school enrichment brochure outlining all of the programming opportunities available to local schools in the 2023-2024 school year.

Trieb also shared that Extension Agent Shannon Spencer resigned to pursue other opportunities. The Extension Council will be working through the hiring process to fill the position.

## **Road & Bridge Update**

Road & Bridge Supervisor Josh Hinch reported that he has talked to Schwab-Eaton about Bridge 27 on Wabaunsee Road over Hendricks Creek. The bridge has some erosion issues that need to be addressed. The project is anticipated to be let in October. County crews are out replacing crossroad culverts on Drovers Trail this week and working in the western part of the county the next two weeks.

Commissioner MacGregor expressed concern for controlling brush and tall grass from encroaching into the county roadways, covering signs and edges of bridges where mowing isn't possible.

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#### **Housing Committee Update**

Economic Development Director Stephanie Imthurn joined in person. Imthurn reported that a Wabaunsee County housing project was recognized at the State Housing Conference as a premier moderate income housing project, Congratulations to The Rink in downtown Alma.

Imthurn attended several interesting sessions at the conference, including a session about Land Banks. A Land Bank program would be a great pipeline for Habitat for Humanity and for contractors looking to establish commercial or residential projects. Commissioners asked for more information on establishing and administering a Land Bank.

Zoning Administrator Noel Sylvester reviewed the Land Use section of the Comprehensive Plan where it states 'Create Subdivision Code requiring direct access to paved roads'. Sylvester recommended adding a line in the current Wabaunsee County Subdivision Regulations page 11 under C. 1 add (i)'Subdivision regulations require direct access to paved roads.' Sylvester will follow the procedures for amending the regulation.

#### **Property Tax Valuation Workshop**

County Appraiser Ryan Michaelis joined the meeting in person. Michaelis presented an overview of property tax valuations detailing the breakdown by classification and making comparisons between counties. KSA 79-1489 states that the County Appraiser must be within 10% of overall sales ratio and under 20 in Coefficient of Dispersion. Wabaunsee County's 2022 Final Ratio Study determined that Michaelis was at 86.5% for Residential and 86.2% for Commercial.

Wabaunsee County's total valuation for 2023 is at \$114,257,698; an increase of 8.3% from the prior year. The breakdown on classifications of property values in Wabaunsee County are: Residential 31.5%; Farm Homesites 18.5%; Ag Land & Improvements 21.4%; Commercial 5.8%; all other real estate less than 1%; State Assessed Utilities 20.3%; Oil & Gas 0.5%; Personal Property 1.7%.

Commissioner Hier asked if Michaelis ever goes outside of Wabaunsee County for comparables; the answer was no.

At 11:03 AM Commissioner Hier called for a 5-minute recess to return to session in the Commission Meeting Room at 11:08 AM.

At 11:08 AM Commissioners resumed the meeting in the Commission Meeting Room.

#### **Other Business**

Sheriff Rob Hoskins joined the meeting in person. Hoskins shared his appreciation for all the well wishes. Hoskins is proud of the Sheriff Department staff and their ability to keep things running smoothly while he is away.

County Attorney Tim Liesmann reported that one property went unsold at the Tax Sale. The property is mineral rights only, no real estate. Kansas Statutes authorize the County to make a direct sale of the unsold mineral rights. Liesmann has contacted the real estate owner on the property, and they are interested in purchasing the mineral rights to get the two under the same ownership.

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Commissioner Hier moved to approve the direct sale of the unclaimed mineral rights in the amount of \$10 for the mineral interest located in the NE1/4 of Section 18, Township 10, Range 11; Commissioner Allen seconded. Motion carried 3-0.

Liesmann announced that District Court has hired the new District Court Clerk, she will start September 5<sup>th</sup>, her name is Amy Larson, she comes from the Pottawatomie District Court office.

Commissioners continued discussion and review of the 2024 proposed budget.

Commissioner Hier moved to approve the minutes of the August 21<sup>st</sup> Commission Meeting; Commissioner Allen seconded. Motion carried 3-0.

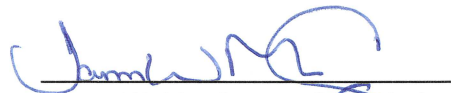
Commissioners reviewed and signed an expense for August 28, 2023. Chairman Hier reviewed and signed the Daily Statements for August 17, 18, 21, 22, 23 and 24, 2023.

At 12:13 PM Commissioner Allen moved to adjourn until Monday, September 11<sup>th</sup> at 9:00 AM; Commissioner Hier seconded. Motion carried 3-0.

Minutes approved this 11<sup>th</sup> day of September 2023.

  
Nancy Hier, Chairman

  
Rodney Allen, Vice Chairman

  
James W. MacGregor, Commissioner

Attest:

  
Abby L. Amick  
Wabaunsee County Clerk

