

Wabaunsee County Commission
Wabaunsee County Courthouse, Alma, KS
Regular Meeting Minutes February 07, 2022

The Board of County Commissioners meeting in session Monday, February 07, 2022. In compliance with the CDC guidelines to maintain social distancing Commissioners conduct the meeting in person and over ZOOM. Members attending were Joel S. Fager, Nancy L. Hier and Rodney L. Allen. Commissioner Fager called the meeting to order at 9:00 AM and opened with the Pledge of Allegiance. Health Department Administrator Ray Finley, Road & Bridge Supervisor Thayne Bush, Sheriff Rob Hoskins, Zoning Administrator Noel Sylvester, Treasurer Karen Callaway, County Clerk Abby Amick and County Attorney Tim Liesmann were in attendance in person and others joined via zoom.

Health Department

Health Department Administrator Ray Finley reported 43 active Covid cases, 1 hospitalization and 21 deaths in Wabaunsee County. Finley reported that cases across the State are trending down sharply. Vaccinations and boosters are also down, but people are still coming in.

Road & Bridge

Road & Bridge Supervisor Thayne Bush presented a Request and Petition to bore a telecom line under Hessdale Road from Lumen/CenturyLink to add service to a residence at 27353 Hessdale Rd. Commissioners signed the request and petition.

Economic Development

Economic Development Director Jim MacGregor announced that the Flint Hills Regional Leadership Program accepted Wabaunsee County's request to join. Wabaunsee County will host its first session in September 2022. MacGregor advised the Commissioners that the State Legislature is considering eliminating the State Sales Tax on Food, there is not a clear definition regarding the difference between food in restaurants versus grocery items. This will not remove any local sales tax, local units of government do not have the authority to charge sales tax on specific items, the rate is set for everything sold in the county or city.

MacGregor provided preliminary information on Rural Housing Incentive Districts (RHID). The City of Alma is considering an RHID, which will come to the County Commission and USD 329 for consideration. The project would include costs associated with site prep, utilities, roads, curb and gutter in an undeveloped portion of the Park Valley subdivision. The estimated cost is \$1.1 million which is projected to take a little more than 24 years to collect.

9:50 AM Commissioner Fager opened the Public Hearing for CDBG-CV Economic Development Grant Project No. 21-CV-143. Grant Administrator Brett Waggoner, Governmental Assistance Services was in attendance. Waggoner shared that the program helped 12 Wabaunsee County businesses retaining 50 employees. Commissioner Fager asked for Public Comment. There was none.

9:53 AM Commissioner Fager closed the Public Hearing and signed the grant closing documents.

MacGregor reported that the American Rescue Plan Steering Committee recommends funding for the Wabaunsee County Fair Association to assist with HVAC installation at the KanEquip Arena. The Association has a private funding commitment of \$15,000 as a match to the \$45,000 being provided by the American Rescue Plan.

Commissioner Fager moved to approve the American Rescue Plan Steering Committee recommendation of a \$45,000 allocation to the Wabaunsee County Fair Association to be used for HVAC in the KanEquip Arena with appropriate donor recognition given to Wabaunsee County for the funding; Commissioner Hier seconded. Motion carried 3-0.

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Conditional Use Permit Hearing

10:00 AM Commissioner Fager called the Conditional Use Permit Hearing to order. Sylvester presented CUP No. 625; a renewal permit for operation of a quarry. The quarry operation is nearly complete, the applicant asked for a 6 month impact fee, to be revisited at that time.

Commissioner Hier moved to adopt Resolution 2022-08; a resolution for quarry operation, renewal of resolution 2019-30, submitted by Rockin Kansas LLC agent for Doug Routh for the property located at 34477 Silverbell Rd, Alma KS; utilizing the original haul route for six months; Commissioner Allen seconded. Motion carried 3-0.

Sylvester presented CUP No. 626, a permit for establishing a wireless communications tower. Commissioner Fager called for public comment. Justin Anderson in attendance with Parallel Infrastructure described the project as a 410' tower with a lightning rod and FAA required lights, it will be a multi carrier site with AT&T being the first carrier to go on the tower. Commissioner Hier asked about the surface surrounding the site, Anderson responded that the company will lease a 100' x 100' area around the tower and install a chainlink fence in the 50' x 50' around the tower with weed mat and gravel on the ground surface. Commissioner Allen departed at 10:13 AM for a prior commitment. Citizen Stan Bestvater shared his concerns for the health effects of living near a tower. Sylvester stated that fire concerns were also brought up during the Planning Commission meeting.

Commissioner Fager moved to adopt Resolution 2022-09; a resolution establishing a wireless telecommunications tower submitted by Jerrod Foutes agent for Parallel Infrastructure, Applicant Brandon & Lyndse Greenwood, at the location of 26505 Frontier Road, Alma KS; Hier seconded. Motion carried 2-0.

Sylvester presented CUP No. 627; a renewal permit for operation of a quarry. The quarry is already in the process of reclamation, they expect to have it completed by the end of the summer.

Commissioner Hier moved to adopt Resolution 2022-10; a resolution for quarry operation, renewal of resolution 2019-31, submitted by Higgins Stone agent for Margaret Kraus for the property located at 22709 Green Ash Road, Eskridge KS; Commissioner Fager seconded. Motion carried 2-0.

10:23 AM Commissioner Fager closed the Conditional Use Permit Hearing.

Other Business

County Clerk Abby Amick presented documents regarding the Commercial Card program.

Commissioner Fager moved to adopt Resolution 2022-07; a resolution and agreement for credit card program with UMB Bank; Commissioner Hier seconded. Motion carried 3-0.

Amick presented the annual audit agreement with Varney & Associates CPAs LLC, Commissioners reviewed and signed the agreement. Amick reported that the Courthouse generator has a low fuel light on, Commissioners discussed fuel prices and agreed to fill the tank now.

Commissioner Fager moved to approve the minutes of the January 31st Commission Meeting; Commissioner Hier seconded. Motion carried 3-0.

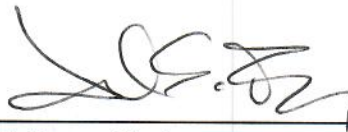
Commissioners reviewed and approved wage change forms and expenses for January 27th – February 2nd, 2022. Commissioners reviewed and signed Tax Abatement 2021-AB19 for \$1,112.86.

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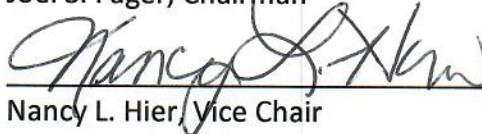
Chairman Fager reviewed and signed Daily Statements from January 24, 25, 26, 27, 28 and 31, 2022.

At 10:25 AM Commissioner Fager moved to adjourn until Monday, February 14th at 9:00 AM. Commissioner Hier seconded. Motion carried 2-0.

Minutes approved this 14th day of February 2022.



Joel S. Fager, Chairman



Nancy L. Hier, Vice Chair

absent

Rodney L. Allen, Member

Attest:



Abby L. Amick
Wabaunsee County Clerk