

Wabaunsee County Commission Wabaunsee County Courthouse, Alma, KS Regular Meeting Minutes March 21, 2022 ---

The Board of County Commissioners meeting in session Monday, March 21, 2022. Commissioners conduct the meeting in person and over ZOOM. Members attending were Joel S. Fager, Rodney L. Allen and Nancy L. Hier. 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, Zoning Administrator Noel Sylvester, Economic Development Director Jim MacGregor, residents Jerry Eichen, Kevin Morrill, Mike Chamberlin, Steven Holz, Janice Stevens, Anthony Heigert, Ray Hammarlund, 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 0 active Covid cases, 0 hospitalizations and 22 deaths since March of 2020.

Road & Bridge

Road & Bridge Supervisor Thayne Bush provided a map of the official detour for the road closure on Hwy 177 between Alta Vista and Council Grove. Closure will begin on March 28th for reconstruction. Bush reported that locals will likely use unofficial detours on township roads. Concerns were shared for Ambulance service to that area from Council Grove stating that Ambulance District #2 may be asked to respond in certain cases.

Bush presented the 2022-2025 Paved Road Maintenance Plan. The funding to support paved roads is generated by a countywide half-cent sales tax that is up for renewal by election in 2022. Bush provided the invitation for bids for the 2022 projects.

Bush provided the High Risk Rural Roads (HRRR) Grant Agreement for work to be done on Mission Valley Road in 2024.

Commercial Solar Farms

During Public Comment, Kevin Morrill addressed the Commissioners requesting a moratorium be placed on commercial solar developments in order to allow the planning commission to take the necessary time to develop responsible zoning regulations. Steven Holz, Mike Chamberlain, Anthony Heigert and Amber Heigert also addressed the Commissioners with the same request providing examples of challenges being faced in neighboring counties, concerns to address in the zoning regulations, and emphasized the urgency of their request.

Commissioner Fager moved to place a moratorium on solar energy development until December 31, 2022; Commissioner Hier seconded. Motion carried 3-0.

Zoning Update

Zoning Administrator Noel Sylvester reported that there was one Conditional Use Permit on the agenda for the recent planning commission meeting. The application was from Jim Foster for a retail firearms sales and service business. This is a continuation of an existing business moving from Pottawatomie County to Wabaunsee County on Elderberry Road. One neighbor had concern for a public target range, Foster assured the commission that while there may be an occasional target shooting, he will not operate a range; that answer satisfied the neighbor.

City of Alma RHID

Economic Development Director Jim MacGregor, Alma City Mayor Maurice Baker and consultant Ross Vogel met with Commissioners to discuss the City of Alma's intent to establish a Rural Housing Incentive District (RHID). Vogel provided a letter committing the development to recuperating no more than \$900,000 in costs. Mayor

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Baker reported that the city will assist with curb, gutter and sidewalk maintenance and repair/replacement. The city has also committed to working with the developer to save costs by coordinating paving, providing sewer pipe and assisting when possible.

Commissioner Fager moved to forgo the opportunity to nullify the City of Alma RHID as stated in KSA 12-5246 based on the representation that the developer will cap collections at \$900,000; Commissioner Allen seconded. Motion carried 3-0.

Other Business

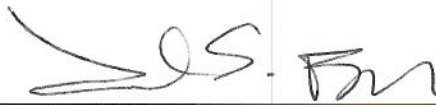
Undersheriff Brett Wilson presented a contract with Evco Wholesale Food Corp establishing a charge account. Wilson reported that the current average cost per meal is \$1.75 in the Jail; spending about \$1,200 per month on groceries. The current suppliers are having a hard time keeping items in stock, this will allow the department to have more options when ordering supplies. Commissioners signed the application.

Commissioner Fager moved to approve the minutes of the March 14th Commission Meeting; Commissioner Allen seconded. Motion carried 3-0.


Commissioners reviewed and approved expenses for March 10 - 16, 2022. Chairman Fager reviewed and signed Daily Statements from March 11, 14, 15, 16 and 17, 2022. Abatement 2021-AB20 for \$47.00 was approved.

At 11:10 AM Commissioner Fager moved to adjourn until Monday, March 28th at 9:00 AM. Commissioner Allen seconded. Motion carried 3-0.

Minutes approved this 4th day of April 2022.



Joel S. Fager, Chairman





Nancy L. Hier, Vice Chair



Rodney L. Allen, Member

Attest:



Abby L. Amick
Wabaunsee County Clerk