

Wabaunsee County Commission
Wabaunsee County Courthouse, Alma, KS
Regular Meeting Minutes May 9, 2022

The Board of County Commissioners meeting in session Monday, May 9, 2022. Commissioners conduct the meeting in person and over ZOOM. Members attending were Rodney L. Allen and Nancy L. Hier. Commissioner Joel S. Fager was absent. Commissioner Hier called the meeting to order at 9:00 AM and opened with the Pledge of Allegiance. Road & Bridge Supervisor Thayne Bush, Zoning Administrator Noel Sylvester, Appraiser Ryan Michaelis, County Clerk Abby Amick and County Attorney Tim Liesmann were in attendance in person and others joined via zoom.

Appraiser

County Appraiser Ryan Michaelis provided the Commissioners with a summary of the certified values for real estate for 2022. The Total Assessed Valuation for Wabaunsee County for 2022 is \$79,630,930; an increase of 7.3% over 2021. Michaelis held 32 informal hearings; of those 1 canceled, 14 resulted in changes in valuation.

Compliance with the State Property Valuation Division is based on sales ratios for commercial and residential properties, the preliminary ratio study indicates Wabaunsee County at 93.2% which includes an adjustment for time trends since the real estate market has changed so much since January.

Road & Bridge

Road & Bridge Supervisor Thayne Bush presented documents concerning right-of-way for Bridge #45 on Boothill Road and reported that Bridge #25 near Maple Hill is in the environmental permitting process. The Department is still looking to upgrade some equipment this year.

Budget Requests

Regional Library: Judith Cremer, Director and Pam Bales, Board Chair presented packets of library resources as well as the 2023 Budget request. The Pottawatomie Wabaunsee Regional Library submitted a 6.06% total increase for the 2023 budget. Wabaunsee County's portion would be \$127,492.

Soil Conservation: Roxann Maike, District Manager, Sharon Heidemann, Chairperson, and Lisa Wainwright, District Conservationist with NRCS presented activities from the prior year and the 2023 Budget Request of \$42,000 a \$2,000 increase over 2022.

Public Transportation manager Alissa Barber presented a budget request of \$104,200; a \$2,200 increase from 2022. The County's share of that total is \$32,000 the remainder is grant funded.

Conditional Use Permit Hearing

10:00 AM Commissioner Hier called the Conditional Use Permit Hearing to order. Sylvester presented CUP No. 33; a permit filed by Peddicord Land & Cattle Co Inc agent for Defense Midwest LLC to operate a private range facility at 0000 Mission Valley Road, Eskridge KS; the CUP was denied by the Planning Commission. Sylvester explained that the CUP is for the operation of the business, not the establishment of the range itself.

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Buck Peddicord shared maps of the location stating that the facility is supplemental to the Wamego facility. Sheriff Hoskins commented that the safety is paramount at both facilities. Undersheriff Wilson commented on the high quality of instruction the department receives from Peddicord. Clarence Hinchy, a neighboring property owner provided testimony in opposition to the CUP. Michael Bassett, a neighboring property owner requested limits and restrictions be included in the CUP agreement.

Commissioner Hier moved to send the CUP back to the Planning Commission to develop guidelines and find agreeable terms to approve the CUP; Commissioner Allen seconded. Motion carried 2-0.

Robert Baldwin and Carolyn Mathews, Paxico residents, addressed the commissioners asking for additional law enforcement, signage and restructured parking in downtown Paxico. Commissioners asked Road & Bridge Supervisor Thayne Bush to get an estimate on the engineering study that would be required to facilitate the signage and parking requests.

11:00 AM Commissioner Hier closed the Conditional Use Permit Hearing.

11:08 AM Commissioner Hier moved to enter Executive Session to discuss non-elected personnel wages and salaries with Noel Sylvester present for 10 minutes; Commissioner Allen seconded. Motion carried 2-0.

11:18 AM Commissioners returned from Executive Session, no action was taken.

Sylvester presented the Zoning and Sanitation Budgets combined for 2023. The request total is \$95,039; and increase of \$9,253 over 2022.

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Other Business

Sheriff Hoskins introduced new Deputy, Chase Stallbaumer.

Commissioner Allen moved to approve the minutes of the May 2nd Commission Meeting;
Commissioner Hier seconded. Motion carried 2-0.

Commissioners reviewed and approved expenses for April 28-May 4, 2022. ^{Vice-}Chairman Hier reviewed and signed Daily Statements from April 29 and May 2, 2022.

At 11:30 AM Commissioner Allen moved to adjourn until Monday, May 23rd at 9:00 AM;
Commissioner Hier seconded. Motion carried 2-0.

Minutes approved this 23rd day of May 2022.

Attest:



Abby L. Amick
Wabaunsee County Clerk



Joel S. Eager, Chairman

Nancy L. Hier, Vice Chair

Rodney L. Allen, Member