

COMMISSION MINUTES – MONDAY, SEPTEMBER 10, 2007

At 8:30 A.M., all members of the Pottawatomie County Commission met for a regular session in the County Commission Room. Present were Tom Doperalski, chairman; Corwin Seamans, vice chairman; and Stan Hartwich, member.

Stan Hartwich moved and Corwin Seamans seconded to adopt the agenda for today's meeting. Motion carried 3 to 0.

Stan Hartwich moved and Corwin Seamans seconded to approve the minutes for August 27, 2007. Motion carried 3 to 0.

Gary Conklin, county counselor, met with the Commissioners to update them on projects he is working on. The Commission directed Gary to check on the status of tax exemption if a fence is placed on the corner portion of county property northeast of the landfill. The Commission requested he check with Rodney Biesenthal to be sure nothing is done prior to finding out about the tax exemption status.

Corwin Seamans moved and Stan Hartwich seconded to authorize the chairman to sign tax roll correction forms. Motion carried 3 to 0.
(Attachment #1)

The Commission reviewed completed documents submitted by Rural Water District #3 requesting and approving transfer of land from Rural Water District #4 to Rural Water District #3.

The Commission approved Corwin Seamans attending KS Leadership Academy workshops on September 19 in Salina and October 18 in McPherson.

Corwin Seamans moved and Stan Hartwich seconded to allocate \$400 from the Special Parks and Recreation Fund to the Westmoreland Recreation Commission to help fund improvements to the batting cages. Motion carried 3 to 0.

Robert Reece, county administrator presented the Commission with copies of the monthly totals ambulance report. He also gave them copies of the

year-to-date 2007 revenue report ending August 31. The Commission reviewed and signed the accounts payable printouts for September 7, 2007.

Robert Reece presented Commissioners with lot sale and development information for Wildcat Woods Subdivision Phase I. Robert explained the developer, Floyd McMillan, has met the terms of the irrevocable standby letter of credit and recommended the Commission release the letter. Corwin Seamans moved and Stan Hartwich seconded to approve release of an irrevocable letter of credit. Motion carried 3 to 0.

Robert presented the Commission with a copy of the entries made to the debt service fund to allow for October bond payment for Hunters Crossing III and Timber Creek II Phase IV; Timber Creek II Phase 4B; Eagles Landing Unit V. Robert stated because of outstanding unpaid tax statements the County should revisit their policies on debt issuance and letters of credit. Robert also stated he met with Bond Counsel and outlined a letter of credit and debt policy for counsel to formalize and the Commission to consider.

Robert also presented the Commission with the August 2007 overtime report.

John Keller, county planner and Gregg Webster, zoning administrator met with the Commissioners to discuss two rezoning requests. Stan Hartwich moved and Corwin Seamans seconded to adopt Resolution 2007-57 approving the rezoning request submitted by Steven Murphy, Christopher Kagay, and Monica Kagay. The request is to rezone land located in St. Marys Township from A1 to AR. Motion carried 3 to 0. (Attachment #2)

Corwin Seamans moved and Stan Hartwich seconded to adopt Resolution 2007-58 approving the rezoning request submitted by Tate Fisher. The request is to rezone land located in St. George Township from A1 to AR. Motion carried 3 to 0. (Attachment #3)

Stan Hartwich stated Gregg Webster; zoning administrator had received a request to change the name of the Onaga By Pass Road. Gregg stated there are currently no addresses on that road. The Commission agreed they would prefer the request come from the City of Onaga along with recommendations of a different name.

At 10:00 the Chairman opened a session to review bids for renewal of temporary notes. Robert informed the Commission the County has the

option to competitively bid temp note issues or negotiate a percentage. As the temp note is a renewal for a short period of time until the County was able to issue bonds for the improvements, County staff felt in this instance it would be best to negotiate an extension with the current holder of the temp note; Bennington State Bank. They will renew the note at 4.25% until formal bid letting in October. Corwin Seamans moved and Stan Hartwich seconded to adopt Resolution 2007-59 authorizing the issuance of \$175,000 temporary renewal note for temporarily re-financing the cost or a portion of the cost of street improvements in Cedar Meadows and Country Breeze. Motion carried 3 to 0. (Attachment #4) Corwin Seamans moved and Stan Hartwich seconded to adopt Resolution 2007-60 authorizing to offer for sale \$170,000 General Obligation Bonds at 10:00 A.M. on Monday, October 1, 2007. (Attachment #5)

The Commission reviewed and Chairman signed the Kansas Workers Risk Cooperative for Counties loss prevention analysis regarding the County's landfill/transfer station.

Diane Novak and Dustin Trego met with the Commissioners to update them on the WAM/SAG/MAN Trail project. Novak stated several sources have been contacted for funding. The Committee is working on publicity through KMAN radio station and the Wamego Times newspaper. A fund raising campaign brochure is being developed. There will be community meetings at Wamego and Manhattan in October. Novak and Trego attended a grant workshop in Emporia. She stated they were advised to submit the whole project and then prioritize portions of it. The phase from Wamego City to Bluebird Road is estimated at \$733,000. This does not include all of the costs for surveying, design, inspection, and construction administration. Robert stated if the Commission agrees to participate in the grant process, they will have to pledge the entire cost of the project and would receive approximately 80% reimbursement from the State for construction costs. The Commission would have 20% out of pocket costs for construction plus the costs for surveying, design and inspection. The Commission stated they would be willing to help, but requested information before making a commitment. Commissioner Hartwich stated he represents the northern and eastern portion of the County and although he feels it is a good project, he is doubtful if those residents would use the trail or want their tax dollars going to a recreational project in the southern portion of the county. The Commission stated they need confirmation from Leu Lowrey, public works director as to the status of right of way for the trail and also the total cost for

each phase of the project. Novak stated she would contact the proper individuals to determine the costs and also Leu for right of way information.

Tom Bennett, engineer with BG Consultants, met with the Commissioners to discuss the Balderson Blvd project and to address drainage concerns at the new sports complex located at Hwy 24 and Balderson Blvd. The County is involved in a project with the City of Wamego to improve Balderson Blvd. The Commission will meet with the City of Wamego on Tuesday evening at 5:00 to discuss this project.

The Commission adjourned for lunch at 12:30. They will reconvene at 1:00.

Pam Unruh, City Clerk; Gary Holthaus, mayor; Thaniel Monaco, with BG Consultants met with the Commissioners. Also present were Gregg Webster, zoning administrator; Leu Lowrey, public works director; and Mark Bachamp, engineer with BG Consultants. Onaga City is requesting assistance for a street improvement project from 2nd to 9th on Leonard Street. They also requested assistance for improvements to Clifton Street and 10th Street. The Commission stated they were not comfortable with assistance for a private developer.

Gary Conklin, county counselor; Leu Lowrey, public works director; and Mark Bachamp, engineer with BG Consultants met with the Commissioners to discuss the interlocal agreement with the County, City of Wamego, and Schultz Development for sewer improvements to the Coldwater Creek Addition.

The Commission discussed a request from the City of Manhattan for participation in the McCall Road improvement project. The County received a request to pay approximately \$275,000 towards the improvements. Corwin Seamans moved and Stan Hartwich seconded to contribute \$75,000 to the project to be paid out of Unclassified. The Commission directed Robert to respond to Manhattan City's request.

Meeting was adjourned.

County Clerk

Chairman

Vice Chairman

Member