

COMMISSION MINUTES – MONDAY, NOVEMBER 5, 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 as printed for today's meeting. The agenda on the web page does not include the 11:00 appointment. Motion carried 3 to 0.

Stan Hartwich moved and Corwin Seamans seconded to approve the minutes for October 29, 2007. Motion carried 3 to 0.

Tom Doperalski moved and Corwin Seamans seconded to reflect in the minutes of October 15, 2007, County Counselor was authorized to proceed with filing paperwork for a lawsuit regarding the past due rent due on the County's rental property located at 106 Armer Street in Westmoreland, KS. Motion carried 3 to 0.

Corwin Seamans moved and Stan Hartwich seconded to approve Reese & Novelly, P.A. of Wamego for audit services for Pottawatomie County for year ended December 31, 2007, 2008, and 2009. The bid submitted was:

Audit Fees: Without Single Audit

Year One	\$17,000
Year Two	\$17,400
Year Three	\$17,850

Audit Fees: With Single Audit

Year One	\$19,200
Year Two	\$19,450
Year Three	\$19,650

Motion carried 3 to 0.

John Boyd, emergency management director, met with the Commissioners with an update for October. Topics discussed were:

County Disaster Declaration Status
Public & Individual Assistance Status
FEMA Reimbursement Project #843
State NetOps Conversion

FEMA Mitigation Plan
SHSG/LETPP Grant (ODP)
Monthly Siren Test Results
Current EMGT Priorities
County Training/Assistance Activity

John discussed funding received for the Dutch Hollow project. He also updated the Commission on status of fire hydrant placement in the County.

Corwin Seamans requested an accounting of the cost for the ambulance station in Wamego.

Gregg Webster, zoning administrator, met with the Commissioners for an update. Commissioner Doperalski was absent for a portion of Gregg's meeting. Gregg presented the Commission with a report of building permits issued for October and a list of possible topics for the BOCC/Planning Commission work session scheduled for 11/29/07 at 6:00 P.M. at the Sunflower Room. The Commission will advise Gregg of any topics they want to discuss so he can develop an agenda for the meeting.

Norman Winter and Larry Bach residents of the Flush area, met with the Commissioners to discuss obtaining grant funding for purchase of emergency lights for senior citizen's residences. Mr. Winter stated a couple of weeks ago an emergency services vehicle had stopped at his residence looking for the address of a 911 call. Mr. Bach stated Washington and Marshall Counties have the lights. He stated grant money is available through 911 and Homeland Security. Marshall County used grant monies and donations from businesses. The bulbs cost around \$20 each. Bach demonstrated one for the Commission. It is a light bulb that when turned on one time is a regular light and when turned on twice will blink. It will continue to blink until someone shuts it off. After the light bulb cools, it can be turned on as a regular light again. This will be helpful in assisting emergency services to find the right address. It will also alert any neighbors of an emergency. Commissioner Doperalski stated they should visit with John Boyd, EMGT director to check on obtaining money for the project. Mr. Bach had the contact information for a representative of RSVP (Retired Seniors Volunteer Program) in Marshall County.

The Board reviewed and Chairman signed the accounts payable printouts for November 2, 2007.

Corwin Seamans moved and Stan Hartwich seconded to go into executive session from 10:18 to 10:30 to discuss non-elected personnel. Present for the session will be administrator and county clerk. Motion carried 3 to 0. Regular meeting resumed. As a result of the session, Corwin Seamans moved and Stan Hartwich seconded to authorize Robert Reece, administrator, to investigate and negotiate for a part-time County Counselor position. Motion carried 3 to 0.

Mark Bachamp, engineer with Schultz Development, met with the Commissioners and Administrator to discuss the Blue Township Sewer connection fees. Also present were Leu Lowrey, public works director; John Keller, county planner; and Gregg Webster, zoning administrator. Tom Doperalski excused himself from the meeting due to possible conflict of interest. Robert Reece stated Bachamp had requested meeting with concerns of the current fee structure for the sewer district. Bachamp stated he was speaking for all of Blue Township regarding the current fee structure and its effect on future development. He stated the current fees are too high and might deter businesses such as a hotel from developing in Heritage Square South. Bachamp stated the Commission should consider lowering the fees to entice building in the area. Sales tax revenue from a hotel should be considered. Corwin Seamans stated the county has a huge expense in developing the sewer system. Seamans and Hartwich stated the County needs both the connection and usage fees. Seamans asked if there were any comments from others in attendance. Robert reminded the Commission the original purpose of the sewer district was designed to meet the needs for residential owners whose personal sewer systems were failing and to help promote additional residential growth. The system was designed for low to moderate growth. Robert also stated previous Commissions have discouraged multi-unit housing for various reasons. He added the Commission should keep in mind the County provides only the sewer which normally has a higher cost of operation than for example, the water service which the County does not provide. Robert stated the connection fees were set to fund major improvements such as plant expansion or connection to the City of Manhattan for sewer treatment. The connection fees will also be used to improve the service north on Green Valley Road with an anticipated cost of approximately \$300,000. John Keller stated they need to look at flow of the facility. The \$2,000 connection fee for single family living units was established using average flow and impact information. There is no way to measure how much will be needed. Bachamp stated a hotel would average 60 gallons per day per room. Corwin Seamans stated the

Commission will take a look at the issue and discuss it further. Bachamp asked what the next step would be. Stan Hartwich stated the Commission will discuss the issue at a work session later today. Bachamp stated there is a lot of land ready to change hands and the current fee structure will prevent development. Corwin Seamans stated the Commission will get back to Bachamp after further discussion. Bachamp asked about the status of the development agreement on Cold Water Creek. Robert stated the county counselor and Wamego City attorney have been working on the document.

The Commission and Robert discussed the development agreement with Dave Nelson for Elbo Creek Phase 2. Corwin Seamans stated he would like to know a projected date from Bond Counsel as to when the project will be completed.

Corwin Seamans moved and Stan Hartwich seconded to go into executive session with Greg Riat, sheriff and Shane Jager, under sheriff at 11:15 until 11:30 to discuss non-elected personnel. Present for the session will also be Robert Reece, county administrator. Regular meeting resumed. As a result of the session, Corwin Seamans moved and Stan Hartwich seconded to increase the hourly wage for Dispatcher I and Dispatcher II positions by \$1.00. This will be effective next pay period. Motion carried 3 to 0.

The Sheriff reminded the Commission of a jail meeting tomorrow at his office at 11:00.

The Chairman signed the adjusted wage scale for Sheriff Department Dispatch I and Dispatch II positions. (Attachment #1)

The Commissioners adjourned for lunch at Noon. They will reconvene at 1:00.

Leu Lowrey, public works director met with the Commissioners to discuss the Blue Township Sewer connection fees. Leu stated the connection fee doesn't pay a business's share of their buy-in to the treatment plant. He stated there are two issues to consider. One is the cost of the plant and the other is capacity. Leu stated a reduction in the connection fee schedule will reduce the funds needed to pay for the plant expansion of connection to the City of Manhattan. Stan Hartwich moved and Corwin Seamans seconded to leave the connection fees as they are. Motion carried 2 to 0. Commissioner Doperalski abstained due to conflict of interest. The Commission directed

Leu Lowrey to draft a letter to Mark Bachamp, engineer, explaining the Board of County Commissioners had discussed and agreed to leave the sewer connection fee schedule as is. The Commission also asked Leu to express their concerns of the amount of capacity a 60 unit hotel would have on the existing sewer processing facility.

The Commission discussed with Robert and Leu the current project list and how to complete more items on the list. Robert stated the list continues to grow weekly and new emphasis is placed on a different project each week. This is creating an incomplete backlog of major projects the Commission has requested. Robert suggested it would help if the Commissioners could focus on an area they feel is most important and allow county staff to complete the project. Robert stated since County legal staff is limited; he has outsourced some legal projects the Commission had directed him to do. Corwin Seamans asked Leu about an additional person to reduce his work load. Leu stated he could utilize a person with some form of engineering background. The Commission stated if that is what it will take to move some of the projects forward; Leu needs to develop a position profile to help out. Leu stated his department will assess the issue and have something for the Commission to review and consider next week. To help move some of the projects along, the Commission approved hiring someone to build a pole shed. Leu stated he has still not received a cost estimate for the Hunter's Crossing bank erosion project. NCRS is concerned of a lack of contractors able to do this type of work and how that might increase the cost of the project. They want more ideas of the County's commitment to their share of the project. The Commission will receive a letter from them addressing the issue.

The Commission asked Robert what other areas are back logged. Robert and the Commission discussed looking into an IT person for County computer network. Currently much of the work is done using GIS personnel. Over the past few years, time spent on the network and computer system has decreased the time spent on GIS projects, creating a back log for that department. The Commission also discussed an administrative support person in the office of Administration. Robert stated the one thing that would assist County staff in focusing resources on projects is prioritization of projects. The Commission will do a project prioritization to help with completion of projects on the list.

Corwin Seamans moved and Stan Hartwich seconded to go into executive session with the sheriff and under sheriff to discuss non-elected personnel. The session will be from 2:34 until 3:00. Present will also be the administrator. Motion carried 3 to 0. The regular meeting resumed with no action as a result of the session.

The Commission adjourned the meeting at 3:12. They continued with a work session.

County Clerk

Chairman

Vice Chairman

Member