



Board of Pottawatomie County Commissioners
Regular Meeting Minutes
September 14, 2020

612 E. Campbell
Westmoreland KS 66549
www.pottcounty.org

Public Works / Sunflower Room

8:30 a.m.

District 1 – Deloyce McKee

District 2 – Dennis Weixelman

District 3 – Greg Riat

1.0 8:30 AM CALL TO ORDER REGULAR MEETING WITH FLAG SALUTE & PRAYER

Attendee Name	Title	Status
Greg Riat	County Commissioner, Member	Present 8:30 a.m.
Dennis Weixelman	County Commissioner, Vice Chair	Present 8:30 a.m.
Deloyce McKee	Chair Commissioner, Chair	Present 8:30 a.m.
Nancy McCarter	County Clerk	Present 8:30 a.m.
Health Gladbach	Finance Officer	Present 8:30 a.m.
John Watt	County Counselor	Present 8:30 a.m.
Scott Campbell	Building & Grounds	Present 8:30 a.m.
Mark Portell	Wamego Times	Present 8:30 a.m.
Ross Hill	Wamego Senior Center	Present 8:30 a.m.
Steve Minton	Resident	Present 8:30 a.m.
Rita Newell	Resident	Present 8:30 a.m.
Dorothy Campbell	Resident	Present 8:30 a.m.
Peter Clark	Public Works Director	Present 8:30 a.m.
Andrea Umscheid	Operations Officer	Present 8:30 a.m.
Ian Reekie	Schwab Eaton	Present 8:30 a.m.
Tim Eisenbarth	Noxious Weed Director	Present 8:30 a.m.
Shane Good	Thermal Comfort Air	Present 8:35 a.m.
Eric Jager	Thermal Comfort Air	Present 8:35 a.m.
Scott Schwinn	Sanitarian/Landfill	Present 8:35 a.m.
Jeffrey Hancock	SMH Consultants	Present 8:35 a.m.
Gregg Webster	Zoning Administrator	Present 9:00 a.m.
Doug Dunafon	Developer	Present 9:00 a.m.
Hal Bumgarner	EMS Director	Present 9:30 a.m.
Stephan Metzger	Assistant Planner/Zoning Enforcement Officer	Present 9:30 a.m.
Jared Barnes	Fire Supervisor	Present 9:35 a.m.
Jennifer Merrow	Emergency Management Director	Present 9:35 a.m.
Traci Manges	Deputy Register of Deeds	Present 9:35 a.m.
Leslie Campbell	Health Director	Present 9:40 a.m.
Dustin Newman	Assistant Public Works Director	Present 9:45 a.m.
Mike Pinick	County Mechanic	Present 9:50 a.m.
Duane Jackson	Ebert Construction	Present 9:50 a.m.
Frank McMahom	Amino Brothers	Present 9:50 a.m.
Shane Jager	Sheriff	Present 9:50 a.m.
Doug Adam	Under Sheriff	Present 9:50 a.m.
Robin Knoblauch	County Appraiser	Present 9:50 a.m.
Lisa Wright	County Treasurer	Present 10:00 a.m.

2.0 ROUTINE ITEMS:

2.1 Weixelman moved to approve today’s agenda as amended, moving 4.7 to the end. Riat seconded, motion carried 3-0.

2.2 Weixelman moved to approve August 31, 2020 meeting minutes. Riat seconded, motion carried 3-0.

3.0 Comments from the Public:

Ross Hill thanked the commissioners for the kitchen remodel at the Wamego Senior Center. Hill briefed commissioners on a drainage issue along the west wall of the kitchen and the driveway at the southwest corner of the building. He said he was not seeking funding only a consensus to do the work. Commissioners agreed to the work on the drainage issues.

Rita Newell, a business owner, offered help with funding and asked about the Heritage Trust Fund and could it help with setting goals for the courthouse.

Steve Minton questioned how many places the County owns that are on the Historical Register and then commented on a statement made by a commissioner.

4.0 DEPARTMENT UPDATES & ACTION ITEMS:

4.1 Commission: Commissioners discussed roads, bridges, St Clere grader operator doing a good job on Lincoln Road, mowing, Onaga Road. Commissioner McKee requested a sign at the entrance to Pottawatomie County on McCall Road. McKee reported she had visited with USD 383 concerning roads around the school, and if they would consider funding support.

4.2 Administration:

4.2a Hot Water Heater: Scott Campbell briefed commissioners on the need for a second hot water heater in the Justice Center. Commissioner Riat moved to go ahead and install a new water heater. Commissioner McKee seconded, motion carried 3-0. Campbell reported that do to the issues with the water heater, it could be eligible for an insurance claim and he is looking into it. Eric Jager explained to the commissioners the geothermal system needed two loops cleaned out as rust, was found, and the glycol needs replaced at an estimated cost of \$45,600.00. Commissioner Weixelman moved to go forward with getting the system under control. Commissioner Riat seconded, motion carried 3-0.

9:00 a.m. Chair closed bidding for the administration-building hallway and restrooms remodel.

4.2b Heather Gladbach reminded commissioners of two meetings: Economic Development and City County County this week. Gladbach asked commissioners to read over the service contract with the City of Manhattan for animal control provided in today's packet in order to be ready for discussion next week.

Action Items:

- Commissioner Riat moved to adopt Resolution 2020-42 establishing a fund for monies for Christmas lights. Commissioner Weixelman seconded, motion carried 3-0. *(Document signed)*
- Commissioners signed the contract with Debby Werth previously provided (8/31/2020).
- Commissioner McKee moved to adopt Resolution 2020-43 establishing a fund for monies for the CDBG 20-CV-107 Grant. Commissioner Weixelman seconded, motion carried 3-0. *(Document signed)*

4.3 Counselor: John Watt reported he was working on a letter for a liability claim with KCAMP concerning the hot water heaters.

4.4 Noxious Weed: Tim Eisenbarth briefed commissioners on chemical sales, recycling, cemetery mowing, park clean-ups, and household waste and other projects. They are preparing for a fall auction and requested direction on auction companies, Big Iron or Purple Wave. Commissioners

directed Eisenbarth to work with the one he would prefer and to work with John Watt in preparing a resolution for next week.

4.5 Drainage Discussion: Jeffrey Hancock presented a letter in order to clarify the facts on the drainage concerns at Blackjack Estates Unit II. The County accepted the design and construction of improvements within Blackjack Estates after completion. Commissioner McKee moved to go ahead and fix the issues at County cost. Chair declared motion died for lack of second. Both Weixelman and Riat stated they still need more information.

4.6 Sanitarian/Landfill: Scott Schwinn updated commissioners on the KDHE illegal dump program. The property located on Highway 99, based on the inspection KDHE, was issued a compliance notification. The property located on Blackjack Road has failed to comply with the clean-up mandate within the prescribed time. The County would be authorized by the State to proceed with clean-up operation and be reimbursed by KDHE 75% up to \$10,000 of the cleaning expenses. Staff recommends the Commissioners execute a resolution and County-State Contract to clean-up the site on Blackjack Road. Commissioner McKee moved to adopt Resolution 2020-44 regarding the cleanup, and sign Contract ILD-20-014 with the Kansas Department of Health and Environment. Commissioner Riat seconded, motion carried 3-0. *(Documents signed)*

10:00 a.m. Chair declared bidding closed for US24 & Crown C. Peter Clark opened and read the bids:

Bidder	Total
Amino Bros	1,319,984.40
Ebert	1,311,355.11
Eng. Est. Benesch	1,530,050.80

Staff will review bids and return next week with a recommendation.

4.7 Zoning: Gregg Webster provided a building permit report for August 2020 along with a locator map. Compared to August 2019 permits are up by 10 for August 2020, with a total value of \$6,184,850.00. Working on Unified Zoning Regulations and preparing for Planning Commissioner meeting, they will be reviewing a hearing concerning a setback.

Stephan Metzger informed commissioners they had received a request from Doug Dunafon to re-plot the final phase of Brook Ridge subdivision. Dunafon has requested to vacate a portion of the right-of-way for Meadowlark Land connecting to Meadowlark Estates. Staff would like guidance from the County Commissioners on this issue. Ian Reekie said it would involve changing the name on the north end and increase the area with four more lots. This would help reduce specials per lot. Commissioners were in a consensus with the vacating.

5.0 CONSENT ITEMS:

5.1 Tax Corrections: FECH0002 77.86, LARI0003 29.24 & 25.56, MCNI0004 17.98, ZACH0004 121.36

5.2 Ledger Transactions: Dated 9/4/2020 totaling \$1,318,690.71 and 9/9/2020 totaling 128.32

5.3 Recovery Month Proclamation

5.4 KCAMP voting delegate

Commissioner McKee moved to appoint Greg Riat as voting delegate and Deloyce McKee as alternate for KCAMP, approve the proclamation, and to approve the tax corrections. Commissioner
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Weixelman seconded, motion carried 3-0. (McKee read the Recovery Month Proclamation) *(Documents signed)*

Commissioner Weixelman moved to approve 5.2 ledger transactions of the consent items.

Commissioner Riat seconded, motion carried 3-0. *(Documents signed)*

6.0 WORK SESSION:

CARES Funding: Andrea Umscheid provided commissioners with independent County expenditures for the Coronavirus Relief Funds:

Administration Fees	\$35,000	Medical Equipment	\$149,500
800 mhz Radio Tower	\$700,000	Barriers for police cars	\$8,000
Old Commissioner Room	\$12,000	Passenger transport van	\$64,000
Qless Ticket System	\$12,500	COVID Tent	\$9,000
Bathroom Remodel	\$45,000	PPE, cleaning	\$54,000
Departments Renovations	\$77,000	Higher Education	\$24,500
Technology	\$307,540	EMS Wages	\$5,096

Commissioners would like to see an overall design of each renovation but were in consensus to move forward with the expenditure plan. Jeff Elder, (via zoom), explained the estimate for the courts technology came in a little high, as they received a quote for both court rooms and only looking at putting online streaming equipment in one. They are also looking at getting a second quote from Fox Business. Commissioners agreed to move forward with the online streaming for the courts if it comes in under \$40,000.

Several other departments outlined their expenditures and commissioners said it looked like a good start and to move forward. Leslie Campbell explained the reasons for the temporary workers that will be assisting during clinic time to take temperatures and other testing. Commissioners understood and had no concerns.

(Commissioners took a lunch break)

Meeting reconvened at 1:17 p.m.

7.0 Public Works:

Peter Clark reported on the three Skid Steer lease agreements; he did contact other vendors and still recommends Foley. Commissioner Weixelman moved to sign the lease agreement with Foley as recommended. Commissioner Riat seconded, motion carried 3-0. The County Clerk signed the agreements.

Highway 24 & Green Valley Road Project: Commissioner Weixelman moved to reject all bids from August 31, 2020 bid letting; reason all were over 10% of the engineers estimate. Commissioner Riat seconded, motion carried 3-0.

Peter Clark reported the Kansas Department of Transportation found value in the Dyer Road project and is adding funds to the project paying 90% of the construction. Clark presented an agreement supplement for approval. Commissioner Weixelman moved to sign the agreement as presented. Commissioner McKee seconded, motion carried 3-0. *(Document signed)*

Peter Clark recommended approval to purchase a new Rotary In-Ground Lift System for the Fleet Maintenance Facility, for \$109,654.17. Commissioner Weixelman moved to approve the request. Commissioners McKee seconded, motion carried 3-0.

Peter Clark provided updated information concerning speeds on Elm Slough Road: HWY 99 to Salzer the 85 percentile of speed is 49 MPH, West of Salzer it is 46 MPH and on to Vineyard is 46 MPH. Clark recommended the speed limit be lowered to 40 MPH based on the geometries of the road. Commissioner Riat moved to set the speed limit to 40 MPH. Commissioner Weixelman seconded, motion carried 3-0. Clark will present a resolution during next commissioner meeting to reduce the speed limit. Clark proposed looking at coming up with a policy on how to determine a speed limit on a gravel road whether, based on amount of traffic, number of houses, etc.

Other Discussion Items:

- Citizens on Booth Creek have road concerns
- City of Havensville proposed agreement for annexation of road
- Belvue Bridge engineering report for rehabilitation or replacement options
- Campbell Street, still working with the City on agreement

8.0 Other Items:

Commissioner McKee requested a consensus to seek a funding opportunity for a Hazard Mitigation Assistance Grant. Federal funds are available through the new Building Resilient Infrastructures. This could help to continue seeking funding for a bridge. Commissioner Weixelman agreed to apply for it.

Heather Gladbach requested approval of the memorandum of agreement about Coronavirus fund for the schools. Commissioners agreed with the memorandum.

John Watt informed commissioners the Army Corps is looking at retesting the water around the old missile base. They have come to the County to seek using the right-of-way. Watt stated he put together an agreement, but the Corp would not agree to the wording. They want to include a indemnification clause; meaning they will not compensate the county for any harm or damages to the right-of-way. Commissioners said not to change the wording and to hold his ground.

9.0 Adjournment: Chair declared meeting adorned at 2:40 p.m.

Chair, Deloyce McKee

Vice Chair, Dennis Weixelman

Member, Greg Riat

seal

Attest:

County Clerk, Nancy McCarter