



Board of Pottawatomie County Commissioners
Regular Meeting Minutes
January 29, 2018

612 E Campbell
Westmoreland KS 66549
www.pottcounty.org

Public Works / Sunflower Room

8:30 AM

District 1 – Deloyce McKee

District 2 – Dennis Weixelman

District 3 – Travis Altenhofen

8:30 AM Pledge of Allegiance and call to order as Board of Commissioners:

Attendee Name	Title	Status
Deloyce McKee	County Commissioner (Chair)	Present 8:30 a.m.
Travis Altenhofen	County Commissioner (Vice Chair)	Present 8:30 a.m.
Dennis Weixelman	County Commissioner (Member)	Present 8:30 a.m.
Nancy McCarter	County Clerk	Present 8:30 a.m.
Robert Reece	County Administrator	Present 8:30 a.m.
John Watt	County Counselor	Present 8:30 a.m.
James Bradley	Resident	Present 8:30 a.m.
Ruby Zabel	Resident	Present 8:30 a.m.
Dorothy Campbell	Resident	Present 8:30 a.m.
Peter Clark	Public Works Director	Present 8:30 a.m.
Jim Jenkins	Assistant Public Works Director	Present 8:30 a.m.
Heather Gladbach	Management Assistant Finance	Present 9:45 a.m.
Dur Clarke	Resident	Present 9:55 a.m.
Natha Manges	Resident	Present 9:55 a.m.
Lois Vining	Resident	Present 9:55 a.m.
Linda Brinkman	Resident	Present 9:55 a.m.
Linda Overkamp	Resident	Present 9:55 a.m.
Zoanne Lading	Resident	Present 9:55 a.m.
Tom Hanson	Resident	Present 9:55 a.m.
Jim Brinkman	Resident	Present 9:55 a.m.
Richard Plummer	Resident	Present 10:00 a.m.
JoAnn Mayer	Resident	Present 10:00 a.m.
Ila Mae Frank	Resident	Present 10:20 a.m.
Bill Bahr	Attorney at Law	Present 10:25 a.m.
Dave Nelson	Developer	Present 10:30 a.m.
Nathan Berman	Bartlett & West	Present 10:45 a.m.

Agenda: Weixelman moved to approve. Altenhofen seconded, carried 3-0.

Minutes: Weixelman moved to approve January 22, 2018. Altenhofen seconded, carried 3-0.

Documents Signed or Reviewed:

- Signed ledger transactions: \$1,040,006.92 dated 1/26/2018
- Reviewed Notice of Public Hearing given by Wamego City for Custom Wood Industrial Revenue Bonds
- Reviewed Notice of Rezoning Request for Legatus, LLC
- Reviewed appointment of Non-Lawyer Members to Judicial Nominating Commission
- Reviewed memorandum concerning Unified Development Ordinance
- Signed tax correction: NELS0064 Westmoreland City \$1,175.80

Counselor: John Watt discussed a draft developer's agreement concerning Junietta and Moody Road improvements outlining; timeline, building permits issuing and storm water runoff pond.

Public Works:

Jim Jenkins gave a general update from the last three weeks within the road and bridge department and reported on building projects: Olsburg Fire Station, Planning/Zoning Office and Road & Bridge Shop design.

Jenkins provided commission with the background on the needed replacement schedule of the County's bridges, and recommended authorizing the Public Works to purchase a diesel hammer for \$36,595, a vibratory driver for \$97,000, available crane for approximately \$120,000 and to continue shopping for a suitable trailer for less than \$45,000 (total estimated crane & equipment purchase \$279,595 to \$294,595).

BID: Chair declared bidding closed for Whispering Meadows Unit 5 temporary notes totaling \$960,000. Heather Gladbach reported they had received one bid from Kaw Valley State Bank for an interest rate of 1.92%. Staff was directed to review the document and return with recommendation.

Unfinished Business: Commissioner Altenhofen moved to authorize the Public Works to purchase a diesel hammer, vibratory driver, and crane and to continue shopping for a suitable trailer. Commissioner McKee seconded, carried 2-1, with Commissioner Weixelman voting against.

Action Item:

Peter Clark requested setting a bid date for the Green Valley Extension Project. Commissioner McKee moved to set March 5, 2018 at 10:00 a.m. as the bid date. Commissioner Altenhofen seconded, carried 3-0.

Other Business:

Dru Clarke presented a proposal to repurpose the Old Jail of Pottawatomie County with both short term and long-range goals. Commissioner McKee agreed to give the jail consideration.

Commissioner Altenhofen reported he has talked to Cox Cable and would be exploring more details on televising the commissioners meetings.

Bill Behr reported Brandt Rudzinski would not be able to attend today due to illness. Behr expressed four concerns with the current draft developer's agreement:

- Percentage of engineers estimate
- Legal description
- Time-frame
- Detention pond needs negotiated separate

General discussion continued concerning: access of dirt, drainage issues, back up design if pond is not available, putting the pond in the developer's agreement, developer donating the land for the pond, timeline for building permits, funding mechanism for maintenance of pond as well as identifying the future cost of the pond. Staff was directed to work out the drainage piece of the agreement, then commissioners would revisit the agreement, and all commissioners agreed the project needs to move forward.

Action Items:

Commissioner Altenhofen moved to authorize the chair to sign the 2018 sliding fee scale for the Pottawatomie County Health Department, based on 2018 Federal guidelines. Commissioner McKee seconded, carried 3-0. *(Document signed)*

Commissioner Altenhofen moved to authorize the chair to sign the agreement between Westmoreland City and Pottawatomie County for Campbell Street to share equally in the costs of maintenance of the road. Commissioner Weixelman seconded, carried 3-0. *(Document signed)*

Clark gave a presentation on Federal Fund Exchange Program modification agreement for approval. The exchange rate has been reduced from \$0.90 to \$0.75. Commissioner Weixelman moved to sign the modified agreement. Commissioner McKee seconded, carried 3-0. *(Document signed)*

Peter Clark presented a 2018 policy for Acquisition of Right-Of-Way Road and Bridge Projects. A formal appraisal is not required when tracts of land are relatively small and valued under \$10,000. Commissioner Altenhofen moved to approve the 2018 Acquisition of Right-of-Way Policy as presented. Commissioner Weixelman seconded, carried 3-0. *(Document signed)*

Other Business:

Reece reported work was continuing to move forward on the interim EMS station in Blue Township.

Unfinished Business:

Heather Gladbach presented official transcript certificate and a resolution to award the temporary note for Whispering Meadows Unit 5 for approval. Commissioner Altenhofen moved to award the bid to Kaw Valley State Bank and to adopt Resolution 2018-15. Commissioner Weixelman seconded, carried 3-0. *(Documents signed)*

Chair adjourned meeting at 12:33 p.m.

Chair, Deloyce McKee

Vice Chair, Travis Altenhofen

Member, Dennis Weixelman

seal

Attest:

County Clerk, Nancy McCarter