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BOARD OF McPHERSON COUNTY COMMISSIONERS

AGENDA
July 29, 2024

Meetings held on the 1st floor in the Commission Meeting Room at County Building, 122 W. Marlin

9:00 a.m. The following items will be discussed as time permits -

- A. Approval of Agenda
- B. Approval of Minutes
- C. Approval of Checks and Claims & Payroll
- D. Approval of Adds and Abates
- E. Personnel
- F. Approval of Proposal for Rubber Stair Treads for Courthouse Stairs
- G. Quit Claim Deed
- H. General Correspondence

9:00 a.m. Public Input

9:10 a.m. Captain Blevins - Corrections/Jail

Approval of quote for replacing two rooftop air handlers

9:15 a.m. Jon Kinsey, Planning/Zoning/Environment (PZE) Administrator -

Special Use Case - Application for an event and performance venue near Canton, KS

9:30 a.m. Tom Kramer, Public Works Director -

- A. Discussion and review of land surveys
- B. Discussion of truck repairs for Truck #45
- C. Approval of guard rail repairs on Bridge #220119
- D. Approval to purchase power broom bristle cores
- E. Discussion of request by Townships for engineering and survey services
- F. Non-elected Personnel - vacancy
- G. Non-elected Personnel (executive session)

10:00 a.m. PZE Work Session in Commission Meeting Room

MCPHERSON COUNTY COMMISSION MEETING MINUTES
July 29, 2024

July 29, 2024

9:00 a.m. Regular Meeting & Planning/Zoning/Environment Work Session

All Present

August 1, 2024

6:00 p.m. STEP MC Graduation, First United Methodist Church

Chairman Becker & Commissioner Kueser - Present

Commissioner O'Dell - Absent

Chairman Becker opened the meeting at 9:00 a.m. One item was added to the agenda for July 29, 2024: Quit Claim Deed. Commissioner O'Dell made a motion to approve the agenda as amended. Commissioner Kueser seconded. **All voted aye.**

During Public Input at 9:00 a.m., Sheriff Montagne updated Commissioners on recent arrest and current jail counts as well as department activities.

Commissioner O'Dell made a motion to approve the minutes from July 8, 2024, as presented. Commissioner Kueser seconded. **All voted aye.**

Commissioner Kueser made a motion to approve the minutes from July 15, 2024, as presented. Commissioner O'Dell seconded. **Commissioners Kueser and O'Dell voted aye. Chairman Becker was absent from the July 15, 2024 meeting.**

Commissioner Kueser made a motion to approve the minutes from July 22, 2024, as presented. Chairman Becker seconded. **Chairman Becker and Commissioner Kueser voted aye. Commissioner O'Dell was absent from the July 22, 2024, meeting.**

At 9:05 a.m., Captain Blevins joined the meeting to request approval to replace two (2) failing HVAC units at the LEC. Following discussion, Commissioners agreed to table the item for one week to obtain additional quotes.

Commissioner Kueser made a motion to approve adds and abates for July 26, 2024, as presented. Commissioner O'Dell seconded. **All voted aye.**

Rick Witte, County Administrator/Financial Manager, presented a proposal for rubber stair tread for the interior stairs in the Courthouse. The tread is installed on the stairway going to the basement. Following discussion, Commissioner O'Dell made a motion to approve the stair tread purchase from The Finish, Flooring and Interiors, for a total amount not to exceed \$8,855.42, and for the Chairman to sign the proposal as presented. Commissioner Kueser seconded. **All voted aye.**

Commissioner O'Dell made a motion to sign a Quit Claim Deed for the Johnson Arnest Family Trust, in Crestwood Memorial Park, Garden A, Lot 129, Space 7 for \$125.00 as presented. Commissioner Kueser seconded. **All voted aye.**

At 9:15 a.m., Chairman Becker called the public hearing for Special Use Case 2024-005, an application by John L. Shearer, Carla J. Shearer, and John R. Shearer for an Event and Performance Venue at 1656 28th Ave. Canton, KS, which is currently zoned in the A-1 Agricultural District. The applicants plan to host special events such as wedding receptions, in addition to the annual production sale of cattle. Chairman Becker followed standard procedures for conducting public hearings by confirming that there had been no protest petition received; that no Commissioners chose to disqualify themselves from the case; and that no

exparte communications by Commissioners had taken place. He also confirmed that Commissioners had received a copy of the Board of Planning & Zoning Appeals (BOPZA) minutes; and that proper notification of nearby property owners was given. No applicants were present at the public hearing. Chairman Becker then asked for Jon Kinsey, Planning/Zoning/Environment Administrator, to provide a review of the case including the conditions, findings, and factors. The case was unanimously approved by the BOPZA at their July 8, 2024, meeting. The Chairman then asked the Commissioners and members of the public for any additional questions or comments. There were none. Chairman Becker then closed the public portion of the hearing and reviewed options for Commission action. Commissioner O'Dell made a motion to adopt the recommendation of the BOPZA by approving Case SU2024-005, and to sign County Resolution 2024-08 as presented. Commissioner Kueser seconded. **Chairman Becker voted aye. Commissioner O'Dell voted aye. Commissioner Kueser voted aye.**

At 9:26 a.m., Tom Kramer, Public Works Director, joined the meeting with seven (7) items:

- A. Discussion on the review and filing of land surveys. Laurie Wizarde, County Register of Deeds, and Jon Kinsey also added input regarding the review and filing of surveys during this period of the vacant Licensed County Surveyor position. It was a consensus among the Commissioners to table the item for a week and to return to the discussion following a review of written clarification of any possible amendments to County Resolution 2011-18 by the County Counselor.
- B. A request for repairs to Truck No. 45. Mr. Kramer reviewed quotes for the two (2) repair options: one, a temporary/short term repair solution; and the other a more extensive/longer-term usage repair. Following discussion, Commissioner Kueser made a motion to approve the quote for the longer-term repair from Foley Rig Truck Centers for the amount not to exceed \$32,049.93, as presented. Commissioner O'Dell seconded. **All voted aye.**
- C. A request for guard rail repairs on Bridge No. 220119, caused by damage from a vehicle strike, at 22nd Ave. and Ironhorse Rd. Following discussion, Commissioner Kueser made a motion to approve the repairs by J&J Contractors Inc. for an amount not to exceed \$8,600.00 (billed to insurance ref. claim #1666T256D). Commissioner O'Dell seconded. **All voted aye.**
- D. A request to approve the purchase of Power Broom Bristle cores. Following discussion, and review of bids, Commissioner O'Dell made a motion to approve the purchase from United Rotary in an amount not to exceed \$6,507.68, as presented. Commissioner Kueser seconded. **All voted aye.**
- E. A request by Townships for engineering and survey services. Following discussion, the Commissioners agreed to table the item until additional information is obtained from Townships regarding the scope and timing of the services requested.
- F. A request to advertise for a Maintenance Worker to fill a vacancy. Commissioner O'Dell made a motion to approve the request as presented. Commissioner Kueser seconded. **All voted aye.**
- G. A request for fifteen (15) minutes of executive session, including Mr. Witte, to discuss non-elected personnel. Commissioner O'Dell made a motion to go into executive session as requested. Commissioner Kueser seconded. **All voted aye. No action was taken in executive session.**

At 10:29 a.m., Commissioner Becker made a motion to recess for a short break and reconvene at 10:39 a.m. for a Planning/Zoning/Environment work session. Commissioner Kueser seconded. **All voted aye.** At 12:01 p.m., Commissioner Kueser made a motion to recess and reconvene August 1, 2024, at 6:00 p.m. to attend the STEP MC Graduation event being held at the First United Methodist Church. Commissioner O'Dell seconded. **All voted aye.** At 7:15 p.m. Commissioner Kueser made a motion to adjourn the meeting. Chairman Becker seconded. **Chairman Becker and Commissioner Kueser voted aye. Commissioner O'Dell was absent from the event.**

Minutes prepared by Abbey Heidebrecht



Keith Becker, Chairman



David O'Dell, Vice Chairman



Thomas L. Kueser, Commissioner



Hollie D. Melroy, County Clerk

