

MCPHERSON COUNTY COMMISSION MEETING MINUTES
For April 7, 2014

April 7, 2014
9:00 a.m.
Regular Meeting - All Present

Chairman Loomis opened the regular meeting at 9:00 a.m. One change was made to the agenda for April 7, 2014: Tom Kramer's item will be presented at 9:20 a.m. rather than 9:50 a.m. Commissioner Patrick made a motion to approve the agenda as amended. Commissioner Linaweaver seconded. **All voted aye.**

No one spoke during Public Input at 9:00 a.m.

Commissioner Linaweaver made a motion to approve minutes from March 31, 2014. Commissioner Patrick seconded. **All voted aye.**

Commissioner Patrick made a motion to approve adds and abates for April 4, 2014. Commissioner Linaweaver seconded. **All voted aye.**

Rick Witte, County Administrator/Financial Manager presented on behalf of the County Sheriff, a Personnel Change Notice (PCN) to hire James Bergstrom as a Correctional Officer (12D), effective April 13, 2014 to fill a vacancy. Commissioner Linaweaver made a motion for the Chairman to sign the PCN as presented. Commissioner Patrick seconded. **All voted aye.**

Mr. Witte presented on behalf of the County Treasurer, a PCN to end the Introductory Status of Jessica Irving, Clerk II (8C) effective April 13, 2014. Commissioner Patrick made a motion for the Chairman to sign the PCN as presented. Commissioner Linaweaver seconded. **All voted aye.**

Mr. Witte presented a PCN to end the Introductory Status of Peggy Stucky, Director of MCKIDS effective March 31, 2014. Commissioner Linaweaver made a motion for the Chairman to sign the PCN as presented. Commissioner Patrick seconded. **All voted aye.**

At 9:10 a.m., Brian Bina, County Counselor, joined the meeting and requested ten (10) minutes of executive session, including Mr. Witte for attorney/client privilege to discuss pending litigation matters. Commissioner Patrick made a motion to go into executive session as requested. Commissioner Linaweaver seconded. **All voted aye. No action was taken in executive session.**

At 9:23 a.m., Tom Kramer, Public Works Director, joined the meeting to request the purchase of corrugated metal pipe for the 2014 projects. Mr. Kramer reviewed bids and recommended the low quote from J&J Drainage Products Co. Following discussion, Commissioner Linaweaver made a motion to approve the purchase from J&J in an amount of \$12,661.62. Commissioner Patrick seconded. **All voted aye.**

At 9:27 a.m. Mr. Witte presented information regarding the recent inspection by EMC Insurance, of the damaged roofs at the 4-H building, the Main Old Mill Museum Building and the Mill Building. The coverage will include a roof replacement at the 4-H building, with the County contributing \$1,627.50 for an added option to include extra insulation crickets to divert water from the roof in the future. Coverage will also allow for repairs to the Mill Building Roof and the Main Museum Roof. Only one deductible will be collected to cover all three (3) buildings. Commissioner Patrick made a motion to accept the offer of replacement and repairs in a total amount of \$58,645.16, and for the County to pay the \$1,000.00 deductible and the added option for the extra work on the 4-H Building in the amount of \$1,627.50. Commissioner Linaweaver seconded. **All voted aye.**

At 9:30 a.m. Kenneth Cook, Planning & Zoning Administrator joined the meeting to request approval of Special Use case, SU2014-01, on behalf of applicant, Tallgrass Pony Express Pipeline, LLC, for the operation of a Substation in the A-1, Agriculture District at 1222 5th Avenue, McPherson, KS. Chairman Loomis called the

Public Hearing to order and asked Mr. Cook to report on the case. Mr. Cook reviewed the background, factors and findings, and conditions related to the case, which was unanimously approved by the Planning Board at their March 17, 2014 meeting. Following discussion and consideration of options for action by Commissioners, Commissioner Patrick made a motion to adopt the recommendation of the Planning Board and for case SU2014-01, and approve Resolution 2014-10. Commissioner Linaweaver seconded. **Chairman Loomis voted aye. Commissioner Patrick voted aye. Commissioner Linaweaver voted aye.**

Next, Mr. Cook introduced a request for approval of Special Use case SU2014-02, on behalf of applicant/owner, NCRA, represented by their attorney, Torrance Parkins, for the use of a property on the North side of Kiowa Road, ½ mile East of 12th Avenue in the A-2 Agricultural Transition District, for the purpose of storage of trucks, dirt and materials (contractor's storage yard). Chairman Loomis called the Public Hearing to order and asked Mr. Cook to report on the case. Mr. Cook reviewed the background, factors and findings, and conditions related to the case, which was recommended for denial by the Planning Board at their March 17, 2014 meeting. Mr. Parkins then addressed Commissioners with further details and clarifications and discussion. After consideration of options for action by Commissioners, Commissioner Linaweaver made a motion to override the recommendation of the Planning Board and approve SU2014-02 with the following conditions: that there be no additional rubble on the property; no machinery; no storage; and that the property will be cleared, leveled and capped all within a timeline of 18 months, therefore approving Resolution 2014-11. Commissioner Patrick seconded. **Chairman Loomis voted aye. Commissioner Patrick voted aye. Commissioner Linaweaver voted aye.**

Mr. Cook requested the acceptance of dedications for the final plat of the Chester Subdivision (City of McPherson (ETJ)); a request by NCRA for a 2-lot subdivision in Section 30, Township 19 South, Range 3 West. Commissioner Patrick made a motion for the Chairman to sign the plat as presented. Commissioner Linaweaver seconded. **All voted aye.**

Next, Mr. Cook introduced a request for approval of Special Use case SU2014-03, on behalf of applicant/owner, NCRA, for the operation of a Rail Spur located North of Highway K61, Southeast of Highway K153 and Southwest of Highway K153 Spur in the A-2 Agricultural Transition District and the M-2 Heavy Industrial District. The request is for the amendment of previously approved case SU2013-03. Chairman Loomis called the Public Hearing to order and asked Mr. Cook to report on the case. Mr. Cook reviewed the background, factors and findings, and conditions related to the case which was unanimously approved by the Planning Board at their March 17, 20-14 meeting. Mr. Parkins also spoke with Commissioner with clarifications and further details. Following discussion and consideration of options for action by Commissioners, Commissioner Patrick made a motion to accept the recommendation of the Planning Board of SU2014-03 and approve Resolution 2014-12. Commissioner Linaweaver seconded. **Chairman Loomis voted aye. Commissioner Patrick voted aye. Commissioner Linaweaver voted aye.**

Mr. Witte presented a letter of reply regarding McPherson County's request for a 3-month extension on the HOME Grant commitment date. The letter stated that the County will receive a 2-month extension, to June 30, 2014. Commissioner Patrick made a motion for the Chairman to sign the document of verification of the amendment of the new date as presented. Commissioner Linaweaver seconded. **All voted aye.**

Mr. Witte presented a request from the McPherson Convention Visitors Bureau to use County property to construct a parking garage for the Trolley. Following discussion regarding the most appropriate placement for the proposed garage, it was a consensus among Commissioners to allow the CVB to consider constructing it with access off of First Street.

At 11:15 a.m., Chairman Loomis adjourned the meeting.

Minutes taken by Abbey Heidebrecht.

Ron Loomis, Chairman

Duane J. Patrick, Vice Chairman

Linus Linaweaver, Commissioner

Abbey A. Heidebrecht, Recording Secretary