

MINUTES OF THE JEFFERSON COUNTY BOARD OF COMMISSIONERS

**Disclaimer-This document represents the "unofficial" minutes of the Jefferson County Board of Commissioners. At this point it is a working document and does not become official until the Board approves the minutes at a subsequent meeting. It is to be used for informational purposes only.*

The Jefferson County Board of Commissioners convened in regular session on Monday November 18 at 1:00 p.m. Present were Commissioners, Richard Malm, Lynn Luck & Wayne Ledbetter, Josh Ney, County Counselor and County Clerk, Linda M Buttron.

Vouchers were reviewed and approved by the Counselor and the Board. Notices to the township board were signed for cereal malt beverage license applications. Wayne moved that the minutes of November 4 be approved as presented. Lynn seconded. All voted in favor of the motion.

Linda Southiere, Deputy County Treasurer presented a bid for two lots in Lakeside Village, Lots 17 & 18 Parkwoods Addition. Melissa Rose bid \$300 for Lot 17 and \$300 for Lot 18. Lynn moved that the bids be accepted. Wayne seconded. All voted in favor of the motion.

Tanya Erichsen, County Appraiser met with the Board. Tanya reported that reappraisal for 2014 has begun in the northeast part of the County.

Francis Hubbard, Road and Bridge Superintendent met with the Board. The Board signed right of way permits for utility companies. He reported that salt for the season is priced at \$45.95 per ton. (We typically contract for 500 ton for the winter). He reported that a brush project at Hilldale South subdivision will be completed mid-week. Chip and seal spot work at Indian Ridge subdivision is also complete as requested. Lynn discussed road concerns in her area.

Mike Baxter, Emergency Management Director met with the Board.

Richard moved that Resolution 2013-032 be approved transferring \$6,000 from Equipment Reserve-Appraiser to the Appraiser's fund to allow for the expense of a special project. Lynn seconded. All voted in favor of the motion.

The Board initialed a correction to the street agreement with the City of Nortonville. The agreement was approved at a previous meeting and has been signed by the Board and the Nortonville City Council.

Wayne asked about the form to be used for those wishing to serve on the Economic Development Committee. The Board agreed by consensus to using a simple form.

A public hearing was held regarding the vacation of Shomin Industrial Park Subdivision at 1:30 p.m. No public comment was heard. Lynn moved that the subdivision plat and utility easements of Shomin Industrial Park Subdivision be vacated. Wayne seconded. All voted in favor of the motion.

Marta Barnett, 3166 NE 39th St. met with the Board to discuss the application of R-Bar-B Saddle Tack & Trailer to expand their conditional use permit. Bill Noll, Planning & Zoning Administrator was present for the discussion. She voiced concerns about the expansion of the business and special events to be held at the arena that was recently built. Possible impacts to the residential area surrounding the business were also reviewed in her statement.

Bill Noll presented case Z2013/06 & 07 by Jeffrey Schweda to change district zoning classification from "RR" (rural residential) to "SR" (suburban residential) on property located at 4895 Ferguson Rd, Perry. Also heard was the final Plat review of Schweda Hills Estates Subdivision. Jeffrey Schweda was present for the discussion. Wayne moved that Case Z2013/07 and the final plat of Schweda Hill Estates Subdivision be approved as presented. Lynn seconded. All voted in favor of the motion.

Bill presented Case DP2013/05 by R-Bar-B for additional uses and expansion at 3256 39th St. Russ & Dina Brown were present for the discussion as well as Marta Barnett. The expansion would be used to include outdoor equine events. The Board asked questions regarding the request. Russ spoke with regard to his request. Upon Commission question, he stated that he expects to add six camping hookups for those traveling long distances to attend events. Marta again expressed her concerns about the impacts of having such a facility next to her home. The Board postponed a decision on the issue until December 2nd to allow for more information to be provided.

Bids were opened for auctioneer services to sell the County property west of Oskaloosa. One bid was received from United Country Heart of America Real Estate and Auction Service in the amount of 6% of the contract price or \$2500 whichever is greater, plus marketing costs estimated to be \$1195.00. Lynn moved that the bid be accepted as presented. Wayne seconded. All voted in favor of the motion.

Bill presented TA2013/01, a text amendment to the Floodplain District Regulations to amend Section 14-104.1 (D.4) Provisions for Flood Hazard Reduction-General Standards, by defining what is an acceptable manner to prevent water from entering or flooding components and Section 14-104.2 (A & B) Provision for Flood Hazard Reduction-Specific Standards, by changing the requirement of a 1-foot minimum to 1.5 feet and Section 14-104.3 (B.4 & C.1) Provision for Flood Hazard Reduction – Manufactured Homes by changing the requirement of 1 foot minimum to 1.5 feet. The intent of the proposed revision is to correct a grey area by more precisely defining what is an acceptable manner to prevent water from entering or flooding components (HVAC duct work) and

requiring a higher regulatory standard of 1.5 feet or freeboard. The additional 0.5 feet of freeboard is intended to reduce future insurance costs for the owner/ resident of the residence or building in the floodplain. The change was initiated by the Commissioners on August 5, 2013. The change was also approved by the Chief Engineer of the Division of Water Resources, State of Kansas. Wayne moved to approve TA2013/01 amending flood plain regulations. Lynn seconded. All voted in favor of the motion.

Darrel McMillan and Jacob Jaap were present to request a hearing to be published for vacation utility easements on property located at 9506 Simedo Dr. Josh will publish the vacation for hearing on December 16th at 2:00 p.m.

Kevin Wynkoop and Karen Weishaar Employee Committee representatives met with the Board. They discussed requests and ideas of the employee committee including the following: The committee asked the Board to consider allowing employees an additional holiday on Christmas Eve. The committee also has concerns about raises given to some employees during recent years. The committee would like to see those people excluded from receiving COLA increases for 2014. The Board indicated that certain employees cannot be excluded from a COLA increase based on the fact they may have received a raise in the past year or years. Free Department of Homeland Security training was discussed. The Board asked the Committee to work through Mike Baxter for this type of training. Cleaning of the courthouse was also discussed. The possibility of re-instituting the grievance policy was discussed. The Board indicated that the policy would not be re-instated. Kevin also discussed the road and bridge work schedule during times of inclement weather. A suggestion was made for that department to send some employees home so they can rest and come back in the evening to plow the roads. That would reduce employees from working double shifts and becoming over tired creating safety issues, while lowering the amount of overtime. The Board indicated that the change in scheduling would be up to the department head to implement.

Josh Ney, County Counselor asked the Board to sign Resolution 2013-034 vacating Shomin Industrial Park subdivision. Richard moved that Resolution 2013-034 be approved. Wayne seconded. All voted in favor of the motion.

There being no further business to come before the Board they adjourned to meet in regular session on November 25, 2013.