

COMMISSIONERS PROCEEDINGS  
OCTOBER 26, 2020

Agenda:        8:30 – Bills  
                  9:00 – Vernon Anderson & Josh Grubbs – Zoning  
                  9:30 – Tony Martin  
                  10:00 – Jan Leonard & Christian Brothers Construction – Pioneer Lots (Conf Call)

The Board of Stevens County Commissioners met in regular session with all members present. Paul Kitzke, County Attorney; Amy Jo Tharp, County Clerk and RoGlenda Coulter with the Hugoton Hermes, was also present. Tron called the meeting to order. Joe moved to approve the minutes of the last meeting. Pat seconded. Motion carried. Joe moved to approve the county vouchers. Tron seconded, Pat opposed. Motion carried. The Clerk was instructed to draw warrants on the Treasurer chargeable to the various funds of the county for the following amounts:

General	\$	42,324.82
Road & Bridge	\$	61,896.81
Airport	\$	15,877.71
Noxious Weed	\$	3,602.02
EMS	\$	5,907.05
Fire	\$	1,688.29
CARES - SPARKS Grant	\$	307,236.53
Community Health	\$	12,303.78
911 Wireless	\$	114.40
Sheriff	\$	29,044.51
Emp P/R Misc W/H	\$	11.25
<u>TOTAL:</u>	\$	<u>480,007.17</u>

Tron discussed the purchase of lots by Pioneer Manor. Pat said a percentage of the lots will be cut down in size and some will stay what they are already set for.

Rodney came in and said there have been four (4) positive COVID transfers just since Friday. He had nothing else to discuss.

Gary Gold came in to discuss the Foundation Board and stated according to law they will have to receive roughly \$165,000.00 in donations to keep the Foundation.

Discussion of the county bills was presented and Pat suggested not paying the airport bills until they transfer funds to the county due to the deficient account balance with the county. The airport without the employee pay is \$1,950.00 in the negative not including the airport grants. Joe and Tron disagreed and stated bills should be paid.

Vernon Anderson and Josh Grubbs were present and told the commissioners there was a city council meeting on September 8<sup>th</sup> and Josh will now start writing permits for the area including the zoning extension on the current map. Vernon wrote permits in the industrial area because anything with septic has to comply with state laws. Change needs to be made in an ordinance to state only five (5) acres or more can have a septic put in.

Lots outside of Evans Corner were discussed as far as zoning and permits. Josh stated building would have to comply with the agricultural land zoning and Joe assumed the land sold within the zoning was city and the city was in charge. Josh said the city is only in charge of the buildings not the sale of the property or lots. Plans have been given to Wayne Tate, City of Hugoton Attorney, to look over. Josh said as of today, the purchasers have to comply with plumbing and electrical because it is on city water and electric. The building isn't because it's outside of the city limits and nothing has been changed to the maps to extend the three (3) miles for the city to take control.

Pat said it would be nice to have it annexed in or at least get the City of Hugoton to take the three (3) miles outside of the city limits for zoning purposes all the way around. Vernon said he will get with the planning commission and try to get the city and county together to discuss the situation further. Tony suggested having a form filled out to request the zoning boundaries getting extended.

Tony Martin said the paint crew is here and ready to paint twenty-seven (27) miles. The State decides which would be the ten (10) best places and the county decides what area they want completed.

Tony said at this time he is sending guys out to the landfill to get trained and learn what needs to be done.

The Fair board had been asked if a group can start a youth farm so town kids can purchase an animal and have a place to store/keep the animal. Discussion was tabled for later.

Pat asked Tony if they have started digging the new pit at the landfill and Tony said the old pit has four (4) years left and it will take about two (2) years to dig the new one. He said they will dig two (2) cells instead of one (1) so it will be good for at least twenty-five years.

Sheriff Ted Heaton checked in with nothing to discuss.

Amy received approval to use the county vehicle to transfer election equipment to Moscow. She asked the commissioners if they still want to do hams for Christmas this year or try something different. Joe suggested using Chamber Bucks if that will work.

Jan Leonard was in appearance with the Christian Brothers Construction on the phone. Zac Carlton said there will be a five (5) year turn back, what doesn't get built out goes back to the county at no cost. They hope to build on all lots but are not sure how fast they will sell. Zac will e-mail the specifications and materials to the commissioners so they can view the homes prior to being built.

Tron asked if the county doesn't want the lots back if they haven't been built on then what would happen. Zac said they would keep the lots.

Joe asked what would take place if construction began and a local builder would like a lot if it would hinder the Christian Brothers Construction. Zac said no, community is what matters and is the key. Further discussion about lot size and house costs.

Paul Kitzke will draw up a contract for a purchase agreement. Zac said they will cover the cost of the title work. Zac said they are purchasing all lots since the specials have been forgiven. The only cost would be purchase price, materials and the 2022 taxes, after five (5) years the unbuilt lots may be transferred back to the county if requested.

Joe said the covenants should be changed to go with the materials and products the construction company plans to use. Jan suggested if dirt is needed they could get it from the landfill.

Discussion of the tax sale came up and Paul suggested having Jeremiah Johnson do the title work if he wants to.

Pat made a motion to appoint Jeremiah Johnson to do title work if available. Joe seconded, motion carried.

Amy said there are some departments who are not getting their timesheets in on time and payroll has been extending the date to make sure people get paid but waiting until it has to be turned into the bank for draft by pay day is cutting it a little close. Paul said if payroll is not received in a timely manner the employee will not receive pay until the next payroll and her office should send out a memo informing the departments of such and when payroll cutoff is.

Tony Martin requested an executive session for ten (10) minutes. Joe made a motion to go into executive session over non-elected personnel wages for ten (10) minutes beginning at 10:30 AM. Pat seconded. Session ended at 10:39 AM. Request to go into another ten (10) minute executive session. Session began at 10:41 AM and ended at 10:51 AM. No action taken.

By motion, the Board adjourned.

Attest: Amy Jo Tharp, County Clerk

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Tron Stegman, Chairman