

MINUTES OF
BOARD OF HARVEY COUNTY COMMISSIONERS

March 27, 2006

The Board of Harvey County Commissioners met in regular session on March 27, 2006 with all three Commissioners present. Chairperson Roberson called the meeting to order at 9:00 a.m.

ITEMS ADDED TO AGENDA:

1. Chairperson Roberson welcomed Commissioner Meier to the Commission Meeting after a short stay in the hospital last week.
2. Chairperson Roberson received a letter from Presbyterian Manor explaining the "Creating A Home" project. The Manor will be requesting a letter of support for the project from the Board of Commissioners.
3. The Commissioners received a letter from the Kansas Housing Resource Corporation requesting that April be declared Fair Housing Month.
4. Chairperson Roberson has received firm commitments from Vern Koch and Kerry Newell to serve on the countywide sales tax task force.
5. The Newton Kansan published an article about using ground up asphalt shingles from the Harvey County Solid Waste Facility to provide a road base. The Commissioners commended Roy Patton, Solid Waste Superintendent, for his willingness to try new things and make them work.

The minutes of the March 20, 2006 meeting were approved upon a motion by Commissioner Krehbiel, seconded by Commissioner Meier. Passed unanimously.

ADMINISTRATIVE ITEMS:

1. Craig Simons read a proclamation to proclaim April, 2006 as Harvey County Child Abuse and Neglect Prevention Month. Melanie Watkins, representative from CASA, presented the proclamation for the Commissioners to sign. Commissioner Krehbiel made a motion to approve the proclamation and Commissioner Meier seconded the motion. Passed unanimously.
2. Chairperson Roberson and Commissioner Krehbiel will attend the Composting Works Conference Wednesday, March 29 in Great Bend.
2. Lonnie Buller, Director of Emergency Management, recommended that a burn ban be implemented in Harvey County after a week without the ban. Commissioner Meier made a motion to approve the burn ban for the next week. Commissioner Krehbiel seconded the motion. Passed unanimously.

CITIZEN S'FORUM:

Justin Stucky, rural Sedgwick resident, commented that many pastures are overgrown and neglected and that the fires may actually help in the long run.

Mr. Stucky is having difficulty with people dumping refuse near his rural residence. He is also having trouble with people shooting guns near his residence. He believes that the area is so trashy

that it invites people to dump there. He suggested that the area needs to be cleaned and perhaps signs posted to discourage folks from dumping and shooting. Mr. Stucky showed the Commissioners pictures of the problem areas so they could more fully understand. The Commissioners suggested that the Township might be able to help with trash along the right-of-way.

Warrant checks were approved upon a motion by Commissioner Krehbiel, seconded by Commissioner Meier. Passed unanimously.

Shannon Kingsley presented a request from Justin Stucky to rezone 5 acres in the S.E. Quarter of Section 20, Sedgwick Township, from an A-1 Agricultural District to an R-S Rural Single Family Residential District. He would like to build another home site on the original ten acres. The zoning board has recommended the request be denied. The original zoning permit was granted to build a new residence on the property to replace an existing mobile home. The mobile home was to be moved once the residence was complete. Commissioner Krehbiel made a motion to deny the application for rezoning because it does not fall within the County Comprehensive Plan. Commissioner Meier seconded the motion. Passed unanimously.

Discussion was held regarding the proposed annexation of approximately 72.93 acres in the NW Quarter of Section 19, Macon Township, adjacent to the Wedgwood Golf Course. J.R. Hatfield, Halstead City Administrator, reiterated the position of the City in regards to the annexation. The City Council researched the issue and on a majority vote, voted to move forward with the annexation. Commissioner Meier asked what the proposed use of the remaining land was going to be during the development of the first phase of the project. Would there be adequate fire protection for the homes built in the first phase while the rest of the land was still being developed. Brian Lintecum, developer, informed the Commission that the undeveloped land would be on the tax roll as cultivated agricultural land. Commissioner Krehbiel expressed concern that fire protection for the development, which is three miles from the City of Halstead, would be a problem. Mr. Hatfield said the City of Halstead and surrounding cities have been planning a shuttle system involving pond water intake for tanker fire trucks. Fire protection ISO rates would then be lower. Fire protection is not a problem. Chairperson Roberson, after viewing the area, was concerned about the condition of Essex Heights Road and the ability of the Township to keep the road maintained with a heavier traffic flow.

Mr. Hatfield said that the road was used approximately 28,000 times last year due to 14,000 rounds of golf played at the Wedgwood Golf Course. He estimated the addition of the Crossings would raise the total usage to 32,000 trips. Mr. Hatfield said the City would work with the Township regarding the maintenance.

Chairperson Roberson stated that she believes the area is still an agricultural area, and is not meant for the development of a subdivision of \$200,000 plus homes whose access is dirt roads. The growth in that area should be agricultural.

Commissioner Krehbiel thanked the audience for all the letters and phone calls that he has received regarding this issue. After reviewing all the material and viewing the area, he feels that the development would not fit into the County Comprehensive Plan. He is concerned that there is not enough water, and that there would be inadequate emergency services for the area. He is also concerned about the proposed septic systems.

Commissioner Meier stated that the area that surrounds the proposed annexation is still farmland. He does not believe that the development would prevent the use of the farm land, but that it may hinder the owners of the surrounding land to develop his land agriculturally. He commended the developer and the City of Halstead for their vision, but he feels that it might hinder the growth and development of the agricultural land surrounding the annexed land.

Commissioner Krehbiel made a motion to deny request for annexation on the grounds that it would hinder or prevent the proper growth of the area, which is agricultural. Commissioner Meier seconded the motion. Passed unanimously.

John Waltner presented the 2005 performance measurement reports from various Harvey County Departments. Reports from the following departments were reviewed: Emergency Management, Noxious Weeds, Elderly Services, County Attorney, Solid Waste, Communications Center, Register of Deeds, Transportation, and County Appraiser.

The Commission recessed for lunch at 12:15 p.m. and Commissioner Meier left to go home.

Commissioner Krehbiel motioned to adjourn the meeting at 1:15 p.m. Chairperson Roberson seconded the motion. Passed by a vote of two.

BOARD OF HARVEY COUNTY COMMISSIONERS

Chairman

ATTEST:

Member

County Clerk

Member