



**Board of Riley County
Commissioners
Regular Meeting
Minutes
June 02, 2022**

115 North 4th Street
Manhattan, KS 66502
www.rileycountyks.gov

Cindy Kabriel
785-565-6200

Commission Chambers

8:30 AM

[District 2 – Greg McKinley, Chair](#)

[District 3 – Kathryn Focke, Vice Chair](#)

[District 1 – John Ford, Member](#)

8:30 AM

Call to Order

Attendee Name	Title	Status	Arrived
John Ford	County Commissioner	Present	8:30 AM
Kathryn Focke	County Commissioner	Remote	8:50 AM
Greg McKinley	County Commissioner	Present	8:30 AM
Rich Vargo	County Clerk	Present	8:30 AM
Clancy Holeman	Counselor/Director of Administrative Services	Present	8:30 AM
Vivienne Uccello	PIO	Present	8:30 AM
Julie Gibbs	Health Department Director	Present	8:30 AM
David Adams	EMS/Ambulance Director	Present	8:30 AM
Darrin Hobbs	REACH Chair	Present	8:30 AM
Allana Saenger	Museum Director	Present	8:30 AM
Katharine Hensler	Museum Director/Curator	Present	8:30 AM
Darell Edie	Budget & Finance Officer	Present	8:30 AM
Elizabeth Ward	Human Resource Manager	Present	8:30 AM
Michele Reid	Payroll & Benefits Spec & HR Associate	Present	8:31 AM
Michael Boller	Noxious Weed Director	Present	8:53 AM
Cory Meyer	IT/GIS Director	Present	8:53 AM
Anna Burson	County Appraiser	Present	9:05 AM
Lori Muir	Real Estate Specialist	Present	9:30 AM
John Ellermann	Public Works Director/County Engineer	Present	9:35 AM
Becky Goff	WIBW	Present	9:40 AM
Russel Stukey	Emergency Management Director	Present	10:00 AM
Bob Isaac	Planner	Present	10:00 AM
Amanda Webb	Planning/Special Projects Director	Present	10:00 AM
Karen Hibbard	Manhattan Convention and Visitors Bureau	Present	10:05 AM
David Tegtmeier		Present	10:00 AM
Danielle Tegtmeier		Present	10:00 AM
Mike and Karen Sheffield		Present	10:00 AM
Susan Mitchell		Present	10:00 AM
Bob and Melissa Atchison		Present	10:00 AM

David and Carol Adams		Present	10:00 AM
AnnaGrace Katzenmeier		Present	10:00 AM
Rebecca Katzenmeier		Present	10:00 AM
Judy Nolan		Present	10:00 AM
Leonard Katzer, Jr		Present	10:00 AM
Ryan Kegley		Present	10:00 AM
Karin Scheideman		Present	10:00 AM
Michael Thomas, Jr		Present	10:00 AM
Megan Kegley		Present	10:00 AM
Travis Gilbert		Present	10:00 AM
Kale Katzenmeier		Present	10:00 AM
Eddie Eastes		Present	10:00 AM
Chris Ward		Present	10:00 AM
Mark Queen		Present	10:00 AM
Jack Lindquist		Present	10:00 AM
Reverend Jan Allen		Present	10:00 AM

Pledge of Allegiance

Public Comment

1. Public Comments

Hobbs presented the Employee of the Month Award to Danielle Kitt, Health Department Medical Clerk.

Ward introduced Katharine Hensler the new Museum Director/Curator.

Hensler reported it is going great and good to see how the community enjoys the museum and the staff. Hensler thanked the Board for the opportunity.

Commission Comments

2. Commission Comments

McKinley's Comments:

Last Friday, Saturday, and Sunday I spent working in the yard and listening to the traditional sounds of Memorial Day weekend, lawnmowers.

Monday I attended the memorial services at the Kansas Veterans Cemetery by the airport. The services were great, but the wind was making it difficult. The flags looked like they were going to be ripped off the poles. The rest of the day was spent with my brothers in Topeka.

Yesterday I spent a lot of time here in the office. I spoke with David Adams about the north county ambulance station.

At noon I attended the Military Relations Committee. Senator Moran came in and gave a short talk on the importance of the military to this area. The main speaker was Colonel McKannay who is the Garrison Commander at Fort Riley. He spoke on the army's transition programs for soldier leaving the service. They have a number of programs to help the soldiers move to civilian jobs. The programs are available to all whether they have been in for 4 years or 25 years. He emphasized that local businesses should be looking into those programs for future employees. I can vouch for these programs because my son-in-law used them this year as he retired after 21 years in the army.

In the afternoon, I talked to Amanda about the items coming up today and then spent a lot of time going over emails and information about the PUD to be reviewed today.

At the end of the day I attended the Flint Hills ATA bus Board of Directors meeting. Ann introduced Kelly Meis the new operations manager. Ridership is still at about half of what it was pre-pandemic. They are rearranging some routes to match uses. They have set up a program with Manhattan Housing Authority to give free passes to the residents there. We approved the 2023 budget.

Focke's Comments:

No comments.

Ford's Comments:

Friday morning, I joined members from the Manhattan Area Habitat for Humanity, several other sponsors, and members of the Ogden community for a groundbreaking on their second project in the city and their thirty-first overall. They hope this is the start of three new homes at this location moving forward. The use of new building procedure and materials with this project will also make the homes more affordable and easier to maintain for the families who will be living in there in the future. It was a beautiful morning for this ceremony and the

turnout was wonderful for the event.

Sunday afternoon I watched a webinar from Archive Social. Mark Weaver, a current Attorney, Communications Advisor, and a government communication expert with three decades of experience as a city public information officer, former Communications Director with the Pennsylvania House of Representatives, and a spokesman for the United State Department of Justice talks about practical tips to mitigating negative social interaction, the risks of violating First Amendment rights through comment moderation and the overall First Amendment protections people have on social media. It was an insightful presentation to say the least.

For Memorial Day, I attended the ceremony at the Kansas Veterans Cemetery. Other than the wind it was a beautiful ceremony. Eric Wold, Kansas Army National Guard Sargent spoke and gave a very passionate speech on what Memorial Day means. They listed the names of the eighty-three Kansans who lost their lives in the service of the country since the Global War on terror began. They also laid two wreaths at the site and the American Legion Riders Chapter 45 from Junction City also presented a \$1,500 donation to the cemetery I believe they provided all the flags there at the cemetery plus they sponsored the ceremony as well. I was going to head up to Fort Riley and catch their ceremony as well, but I couldn't get the proper credentials in time, so I watched part of it on the Facebook feed. Colonel William McKannay, Fort Riley Garrison Commander spoke at the ceremony and Sargent Major Tim Speichert placed a wreath in honor of all those who have fallen.

Tuesday afternoon I met with Mary Martell, Vice President and Regional Administrator for Stormont Vail as both a follow-up from last month's "Day in the Life" event in Topeka and to talk and discuss the hospital's work and efforts in the region as well as the new facility being built on N. Manhattan Avenue. Hopefully, she will be able to join us at the monthly Intergovernmental meetings, and we are going to plan an update in person here sometime soon as well. Really enjoyed the dialog, discussion, and everything they are working on for the future.

Just so everyone is aware I did pledge my support through the National Association of Counties for the American COMPETES Act. Though I have issues with parts of the legislative I do believe it is important for America to compete on a global basis in manufacturing and working to update and solve our current supply chain and infrastructure challenges. I'm sure there will be more to come on this as we move down the road through the summer.

Also wanted to give the Manhattan High Indians baseball squad a shout-out for being Class 6A State runnerups this season. Had a hard fought State Championship game that they lost to top seed Blue Valley West on a walk off in seven innings.

Business Meeting

3. 2022 Midyear Pay Scale Resolution - Classified and EMS Employees

Ward stated the pay scale adjustment is an increase of 3 steps which equates to a 10.5% increase for the last half of the year.

Move to approve "Resolution No. 060222-20, A Resolution establishing the pay scale for classified and EMS employees of Riley County, Kansas" for the 2nd half of 2022.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	John Ford, County Commissioner
SECONDER:	Kathryn Focke, County Commissioner
AYES:	Ford, Focke, McKinley

4. 2022 Midyear Pay Scale Resolution - Professional Employees

Move to approve "Resolution No. 060222-21, A Resolution establishing the salaries for certain elected and appointed officials and other professional positions of Riley County, Kansas" for the 2nd half of 2022.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Greg McKinley, County Commissioner
SECONDER:	Kathryn Focke, County Commissioner
AYES:	Ford, Focke, McKinley

5. Highway Use Permit, Larson Construction

Move to approve the Highway Use Permit granting the Larson Construction permission to complete the work in the right of way to bore new water service under Pleasant Valley Road.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	John Ford, County Commissioner
SECONDER:	Kathryn Focke, County Commissioner
AYES:	Ford, Focke, McKinley

6. Action on Portable Communication Device Allowance Form(s)

Move to approve the Portable Communication Device Allowance Form.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	John Ford, County Commissioner
SECONDER:	Kathryn Focke, County Commissioner
AYES:	Ford, Focke, McKinley

7. Sign Riley County Personnel Action Form(s)

The Board of County Commissioners signed Riley County Personnel Action Forms for the following:

- Kayla Beckwith, a new hire, as an As Needed PRN-EMT, in the Ambulance/EMS Department, at a grade EMT step 2, at \$14.44 per hour.
- Riley Loring, a new hire, as an As Needed PRN-EMT, in the Ambulance/EMS Department, at a grade EMT step 2, at \$14.44 per hour.
- James Watiti, a new hire, as an As Needed PRN-EMT, in the Ambulance/EMS Department, at a grade EMT step 2, at \$14.44 per hour.

8. Sign Riley County Personnel Action Form(s)

The Board of County Commissioners signed Riley County Personnel Action Forms for the following:

- Skylar German, an As Needed RADxUP Community Health Specialist, in the Health Department, for Separation from County Service, effective June 24, 2022.
- Jenny Yuen, an As Needed RADxUP Program Manager, in the Health Department, for Separation from County Service, effective June 24, 2022.
- Paulina Gatica, an As Needed COVID-19 Contact Tracer, in the Health Department, for Separation from County Service, effective June 10, 2022.
- Randall Cuthbert, an As Needed COVID-19 Contact Tracer, in the Health Department, for Separation from County Service, effective June 10, 2022.
- Mark Miller, an As Needed COVID-19 Contact Tracer, in the Health Department, for Separation from County Service, effective June 10, 2022.
- Lauren Dolehide, an As Needed COVID-19 Contact Tracer, in the Health Department, for Separation from County Service, effective June 10, 2022.

9. Sign Riley County Position Action Form(s)

The Board of County Commissioners signed a Riley County Position Action Form for a Urinalysis Technician (UA Tech), in the Community Corrections Department, at a grade B.

10. Approve payroll/accounts payables (when completed)

Move to approve the payroll vouchers in the amount of \$564,078.11 and the following warrant vouchers for June 3, 2022:

2020 Budget

Road & Bridge Cap Project	\$232.50
TOTAL.	\$232.50

2021 Budget

Capital Improvements Fund	\$ 32,712.00
Road & Bridge Cap Project	319,222.63
TOTAL.	\$351,934.63

2022 Budget

County General	\$ 859,006.72
Disaster Fund	53,155.56
Health Department	165,438.10
Register Deeds Tech Fund	7,199.92
Motor Vehicle Operations	4,776.20
Community Corrections	16,757.29
Capital Improvements Fund	267,555.00
Economic Development	1,000.00
Emergency 911	7,283.11
Solid Waste	11,186.81
County Building	7,222.49
RCPD Levy/Op	875.00
Riley Co. Fire Dist. #1	50,598.86
University Park W&S	755.60
Hunters Island Water Dist	1,563.21

Carson Sewer Benefit Dist	172.56
Moehlman Bottoms	690.33
Konza Water Operations	3,362.91

TOTAL. \$1,458,599.67

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	John Ford, County Commissioner
SECONDER:	Kathryn Focke, County Commissioner
AYES:	Ford, Focke, McKinley

Review Minutes

11. Board of Riley County Commissioners - Regular Meeting - May 26, 2022 8:30 AM

Move to approve the minutes.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	John Ford, County Commissioner
SECONDER:	Kathryn Focke, County Commissioner
AYES:	Ford, Focke, McKinley

Review Tentative Agenda

12. Tentative Agenda

Press Conference Topics

13. Discuss Press Conference

9:00 AM Elizabeth Ward, Human Resource Manager

14. Human Resource Information System Upgrade

Ward discussed HR using multiple systems.

Ward discussed ADP who is one of the systems and the issues Riley County is having with them.

Ward discussed alternatives for providers and recommends Paylocity. Ward said it would allow input into one system instead of four systems.

Move to approve changing our ADP HRIS to Paylocity HRIS with a tentative timeline starting June 15, 2022 subject to a contract by form acceptable by County Counselor.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	John Ford, County Commissioner
SECONDER:	Kathryn Focke, County Commissioner
AYES:	Ford, Focke, McKinley

9:15 AM Michael Boller, Noxious Weed Director

15. Staff Update

Boller presented a Noxious Weed/HHW staff update.

9:30 AM Anna Burson, Appraiser

16. Appraiser's Staff Update

Burson presented an Appraiser's Office staff update.

9:55 AM Break

10:00 AM Bob Isaac, Planner

17. Amend the Preliminary and Final Development Plans associated with an existing Agri-Business Planned Unit Development and replat Lot 1 of Tegtmeier Addition Unit 2 into two (2) lots.

McKinley reported staff will first present a report, then applicant will speak, then opponents, then proponents, applicant rebuttal, and staff summary.

McKinley read the process for speakers to follow.

Webb said all the comments received by noon on the May 31st were included in the packet.

McKinley opened the public hearing.

Isaac presented the request to amend the preliminary and final development plans associated with an existing Agri-Business Planned Unit Development and replat Lot 1 of Tegtmeier Addition Unit 2 into two lots.

Isaac said staff recommends based on the fact that the majority of the proposed uses are amenities or activities directly associated with an existing agritourism operation, the approved agritourism facility, or existing agricultural operation, it is the professional opinion of planning staff that the proposed amendments to the development plan are elements of a permitted use that were approved in 2014. Staff recommends the Board of County Commissioners approve all of the proposed amendments to the preliminary and final development plans for the Tegtmeier Winery Planned Unit Development, as submitted, with the added recommendations submitted by Riley County Emergency Management/Rural Fire.

Isaac said also, staff recommends the Board acknowledge the approved final plat of Tegtmeier Addition Unit 3, and accept any easements, rights-of-way or licenses, as shown to be dedicated on the final plat, as it has been determined, as it has been determined to meet the minimum requirements of the Riley County Land Development Regulations and Sanitary Code.

D. and D. Tegtmeier discussed their agricultural development (vineyards) and expansion plans.

McKinley asked how 500 parking spots will accommodate 3,000 people.

David Tegtmeier stated it is 500 additional parking spots and they will make it bigger if necessary.

Opponents:

M. Sheffield stated his biggest concern is the 3,000 seat amphitheater and how many events per year. M. Sheffield said his second concern is all those vehicles leaving at once causing traffic problems on the road and the intersection. M. Sheffield said the amphitheater was voted against by the Planning Board at a 5-0 vote.

K. Sheffield addressed safety issues in relation to the 3,000

amphitheater and the impacts of alcohol. K. Sheffield discussed public safety during emergencies. K. Sheffield discussed some supporter's letter acknowledgement of road improvement needs. K. Sheffield expressed concern with Mr. Roberts, CVB, support letter of the lack of impact on the neighbors.

Mitchell stated she can hear conversations of attendees at the Prairiewood Event Center currently. Mitchell said she is concerned about her property's security and impacts on wildlife.

R. Katzenmeier, owner/operator of Prairiewood, stated she is for Dave and Dani and for the winery. R. Katzenmeier said her concern is reciprocity of the area. R. Katzenmeier said to coexist they need to consider reciprocity with the neighbors. R. Katzenmeier discussed the additional impact on the neighbors with the proposed expanded amendment.

A. Katzenmeier discussed her life growing up on Wildcat Creek Road and the impacts of the proposed amended development.

Allen discussed the preservation of land and potential impacts of the amended development.

M. and B. Atchison spoke about the concerns of the Liquid Art Winery request and asked for it to be denied. Atchison discussed concerns with the size of the development.

D. Adams (resident) stated they do not have a lot of problems with the Liquid Art Winery or Prairiewood. D. Adams concerns are the cabins and their regulation and location in relation to his property.

C. Adams said her concern is the traffic with large events. Adams asked if the PUD is compatible with the area. C. Adams said no. C. Adams expressed concern if the road will be paved or not and who will pay for maintenance.

Nolan said everyone's taxes will go up and the only one gaining is the Tegtmeiers and it is not fair.

Katzer expressed concerns with traffic finding an alternative route, which is to the south by his property creating additional dust and traffic.

R. Kegley said he felt there are many errors in the proposal to include no environmental impact area and lack of a traffic study due to services provided. R. Kegley stated a LISA score is not provided on the project. R. Kegley expressed concern with adequate water to the center. R.

Kegley discussed oversights and omissions. R. Kegley asked for the amendment to be denied.

Scheideman said what stuns her about the proposal is eleven owners of property live on the road and only one owner gains from the amendment. Scheideman stated it will cause more problems and safety issues in the area. Scheideman asked for the proposal to be denied.

Thomas discussed concerns with the curve to the north side of his property and alcohol impacts. Thomas stated there have been numerous accidents along his property. Thomas said he is fearful for himself when mowing his lawn.

M. Kegley discussed concerns with negative traffic impact and on the prairie. M. Kegley stated concerns for emergency services on the road. M. Kegley said litter is a concern on the road as well. M. Kegley asked the Board to consider Vision 2025.

Gilbert expressed concerns and how it relates to other areas of the county, and it does not follow Vision 2025. Gilbert discussed the struggles of the area being increased with the amendment.

K. Katzenmeier stated they are not against Dave and Dani. K. Katzenmeier questioned it being determined to not be a rezoning and does not apply. K. Katzenmeier said this is confusing. K. Katzenmeier said he understands no one is intentionally trying to destroy anything beautiful. K. Katzenmeier discussed the amendments' impacts of the neighbors' view of the development as not being positive. K. Katzenmeier stated the concern of the broad allowances used under the term agritourism.

Eastes said it is important to recognize Vision 2025 and rural atmosphere. Eastes stated attracting more people into the rural atmosphere does degrade them. Eastes said he expects elected officials to protect the rural atmosphere and the plan.

Ward said the application was not intended through agritourism. Ward stated these issues are huge across the nation.

Proponents:

Queen discussed the positive impacts of agritourism he sees at his vineyard.

Lindquist said he has conducted tours in forty countries and discussed the successful agritourism projects. Lindquist discussed value added agriculture. Lindquist stated the successful ones have food service and

event centers. Lindquist asked for the Board to approve their home.

Tegtmeiers said the parking will be grass parking. Tegtmeier stated they are stewards of the land. Tegtmeier said they will speak with the neighbors on the location of the cabins. Tegtmeier said they are hooked up to a separate 8" water line. Tegtmeier stated they already host outside concerts and events. Tegtmeier said the RV hookups will be reviewed by Riley County staff.

McKinley asked Ellermann about the straightening and paving of Wildcat Creek Road.

Ellermann stated realignment and paving of the road is on the list for the new 1/2 cent sales tax for roads and bridges. Ellermann said they can incorporate some of the concerns heard today.

Ford said a realignment of the Wildcat Creek Road and the Scenic Drive intersection is being considered as well.

McKinley clarified it will not be a benefit district to build the road.

Focke stated she is concerned with the traffic impact on the road and surrounding areas. Focke said during rush hour it is really tough to get out on Scenic Drive. Focke asked, how can those concerns be addressed?

Ellermann said four lanes have not been considered and many communities are going away from four lanes to slow traffic.

Ford asked the Tegtmeiers what the size of their larger events have been.

Tegtmeier stated it has been 375.

Isaac reminded the Board that Riley County does have an actual definition of agritourism and it has to happen on the farm. Isaac stated this is what is happening at this location. Isaac stated some of these do not need a decision as they are already permitted. Isaac said the house is not part of agritourism, but the rest is and already allowed.

Focke said a PUD then allows you to do anything you would like to do.

Isaac said no, but because it is tied directly to agriculture.

Isaac clarified the Planning Board approved everything except the amphitheater in the amendment.

Ford asked when the Vision 2025 plan was adopted.

Isaac stated it was adopted in 2009.

Ford asked if Isaac's professional opinion is the plan needs to be updated.

Isaac said yes.

Focke stated she is concerned we do not have a comprehensive plan on economic development.

Ford asked the Tegtmeiers if they contact emergency services for large events.

Tegtmeiers said yes, they contact the fire marshall and RCPD.

McKinley stated he is concerned with the traffic. McKinley asked Ellermann if we apply dust control.

Ellermann said yes, it is applied once a year.

Ford stated the road improvements are needed either way. Ford said these venues do add some charm, issues, and commerce. Ford said he would have more of a concern if it did not fit with the character of the current business. Ford said he hopes the neighbors' concerns would be considered.

Move to approve "Resolution No. 060222-22, A Resolution approving the Tegtmeier Addition Unit 3 and accepting the street rights of way, easements and licenses as shown to be dedicated on said plat."

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	John Ford, County Commissioner
SECONDER:	Greg McKinley, County Commissioner
AYES:	Ford, Focke, McKinley

Move to approve "Resolution No. 060222-23, Resolution amending the preliminary and final development plans associated with an existing agri-business planned unit development of certain real estate located in Wildcat Township."

RESULT:	ADOPTED [2 TO 1]
MOVER:	Greg McKinley, County Commissioner
SECONDER:	John Ford, County Commissioner
AYES:	Ford, McKinley
NAYS:	Focke

McKinley closed the public hearing.

Adjournment

Move to adjourn.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	John Ford, County Commissioner
SECONDER:	Greg McKinley, County Commissioner
AYES:	Ford, Focke, McKinley