



WELCOME TO
LYON COUNTY
KANSAS

LYON COUNTY COMMISSION ACTION SESSION
THURSDAY, NOVEMBER 13, 2025

Ken Duft, Chairman
Doug Peck, Commissioner
Dan Williams, County Controller
Vici Smith, Public Relations Manager

Chris Bartel, Vice Chairman
Molly Priest, County Counselor
Amie Jones, County Clerk

Others attending the meeting:

Brad Miller, resident
Debbie Miller, resident
Mike Scheller, business owner
Orieo Rodriguez, resident
Derick Bam, business owner
Sadie Seaton, resident
John Alvarado, resident
Debbie Davis, resident

Wayne Scritchfield, Lyon County Engineer
Austin Hoagland, Emporia Gazette
Sam Seeley, Lyon County Planning and Zoning
Tagan Trahoon, KVOE
Bill Redeker, resident
Ron McCoy, A-1 Pump and Jet
Justin Givens, City of Emporia
Austin Alvarado, resident
Brad Davis, resident

9:00 A.M. **I. CALL TO ORDER/PLEDGE OF ALLEGIANCE**

II. APPROVE/AMEND AGENDA

Motion: To approve the amended agenda.

RESULT: Approved

MOTION: Chairman Duft

SECOND: Commissioner Peck

AYES: Chairman Duft, Vice-Chair Bartel, Commissioner Peck

NAYS: None

III. PUBLIC COMMENT

None.

IV. OTHER BUSINESS

A. Consider the Minutes of the November 6, 2025 meeting.

Motion: To Approve the minutes from November 6, 2025, as written.

RESULT: Approved

MOTION: Chairman Duft

SECOND: Vice-Chair Bartel

AYES: Chairman Duft, Vice-Chair Bartel, Commissioner Peck

NAYS: None

B. Consider Appointments.

None.

- C. Consider Warrants Payable for November 14, 2025 in the amount of \$203,874.26.

Motion: To Approve the Warrants Payable for November 14, 2025.

RESULT: Approved

MOTION: Commissioner Peck

SECOND: Vice-Chair Bartel

AYES: Chairman Duft, Vice-Chair Bartel, Commissioner Peck

NAYS: None

- D. Determine a winner for the third position for Admire City Council.

Commissioners did a coin toss to determine the winner of the third seat for Admire City Council. Heads for Rob Gore, Tails for Shannon Reid. The coin toss resulted in heads, and the winner is Rob Gore.

- E. Certify November 4, 2025 Election Results.

Motion: To Approve the minutes of the 2025 General Election Canvass.

RESULT: Approved

MOTION: Chairman Duft

SECOND: Vice-Chair Bartel

AYES: Chairman Duft, Vice-Chair Bartel, Commissioner Peck

NAYS: None

Motion: To Approve signing the 2025 General Election Abstract.

RESULT: Approved

MOTION: Vice-Chair Bartel

SECOND: Chairman Duft

AYES: Chairman Duft, Vice-Chair Bartel, Commissioner Peck

NAYS: None

V. DISCUSS PERSONNEL CHANGES

Commissioners reviewed the personnel and payroll changes for this week.

VI. PERMITS

None.

VII. WAYNE SCRITCHFIELD - LYON COUNTY ENGINEER

Consider approving to pay invoice for pile driver parts to Meever Foundation Equipment in the amount of \$5,114.86. Funds to be taken from Special Bridge Fund 033-00-8315 Repair Supplies.

Motion: To Approve paying the invoice for pile driver parts to Meever Foundation Equipment in the amount of \$5,114.86 to be paid from fund 033-00-8315 Special Bridge Fund repair supplies.

RESULT: Approved

MOTION: Vice-Chair Bartel

SECOND: Chairman Duft

AYES: Chairman Duft, Vice-Chair Bartel, Commissioner Peck

NAYS: None

VIII. RYAN JANZEN - LYON COUNTY APPRAISER

Consider approving the license renewal with ESRI for \$16,035 with funds from: 010-25-7652 for \$13,055; 010-02-7600 for \$700; 010-21-7600 for \$350; 010-15-7652 for \$460; 011-00-7661 for \$1,470.

Motion: To Approve the license renewal with ESRI for \$16,035 being paid from the Appraiser account 010-25-7652 for \$13,055; the Clerk account 010-02-7600 for \$700; the Election account 010-21-7600 for \$350; the Planning & Zoning account 010-15-7652 for \$460; and Road & Bridge account 011-00-7661 for \$1,470.

RESULT: Approved

MOTION: Commissioner Peck

SECOND: Vice-Chair Bartel

AYES: Chairman Duft, Vice-Chair Bartel, Commissioner Peck

NAYS: None

IX. COMMISSIONER/COUNSELOR/CONTROLLER/CLERK REPORT

Commissioner Duft:

- Attended the groundbreaking for QuickTrip on Friday
- Attended the Election Canvass on Monday
- Attended Veterans Day activities on Tuesday
- Will attend NEKCO meeting in Wamego on Friday

Commissioner Bartel:

- Attended the Election Canvass on Monday
- Phone calls concerned citizens about issues in Lyon County
- Bonding call tomorrow at 11 am with Dan

Commissioner Peck:

- Attended the groundbreaking for QuickTrip on Friday
- Attended Veterans Day activities on Tuesday
- Attended JEDAC
- Will attend Drug Court Graduation on Wednesday afternoon

Clerk Jones:

- Attended the PBC meeting on Wednesday
- Will attend NEKCO meeting in Wamego on Friday

Counselor Priest:

- Attended the Election Canvass on Monday
- Attended the PBC meeting on Wednesday
- Attended JEDAC on Wednesday
- Attended the Planning Board meeting for the West South Ave project
- Will attend NEKCO meeting in Wamego on Friday

Controller Williams:

- Attended KSGFOA in KC last week
- Attended the PBC meeting on Wednesday
- Attended JEDAC on Wednesday

PIO Smith:

- Attended the groundbreaking for QuickTrip on Friday
- Attended Veterans Day activities on Tuesday
- Attended IdeaTek ribbon cutting yesterday

X. MOLLY PRIEST - LYON COUNTY COUNSELOR & SAM SEELEY - PLANNING/ZONING/FLOOD PLAIN

Consider the City of Emporia request to annex property at 800 Road 160.

Sam Seeley, explained to the Commissioners about the potential annexation of the property and explained that the issue at hand today is to determine if the potential annexation of the property will be proper for growth of the city. He explained that a small portion of the southwest corner is the only spot in the flood plane. Commissioner Duft opened the meeting up for discussion amongst residents, Ron McCoy, owner of A-1 Pump and Jet, surrounding business owners, and Justin Givens with the City of Emporia.

John Alvarado, a local resident, asked questions concerning the compost being put in the field and how it will be secured when heavy rains or possibly a natural disaster may happen.

Ron McCoy spoke about open air drying and said that 90% of the work will be done inside the buildings. Mr. McCoy spoke to the issue about the smell and there is no anticipation of extra smells in that area. Mr. McCoy informed everyone that a berm would be built around the perimeter to help keep the compost from washing away. Mr. McCoy explained that no hazardous material would be involved in the compost, that it will mainly be dog food and food byproducts. That his company currently serves an area of about 150 miles around Emporia. Commissioner Peck questioned the use of the land and asked how many buildings would be built and the amount of land that would be used for the open air drying space. Mr. McCoy responded that 3 or 4 buildings would be built, estimating that process would use around 5 acres of land for building use.

Mr. McCoy spoke to the Commissioners that the question at hand today was whether the County was going to transfer the land to the City.

Mr. Alvarado asked about how many gallons of water would be used per day and the current lines built for that type of use. Mr. Alvarado also spoke about the issue of whether local residents should be provided a drawing of what the plans are for the land, how the process will work and how neighbors will be affected in that area. Mr. McCoy responded to the questions, referencing that he estimates between 8 and 10 thousand gallons of water will be used to wet the compost and the berms. He is unsure of the lines as that step in the process has not been addressed yet. Mr. McCoy also stated that the water used would be absorbed into the ground and would not be going into the sewer system. Mr. McCoy addressed the general issue with Coffey County and the allocation of the water seeping down into people's property and that it was proven that it was not waste and that this topic has nothing to do with the land application. He explained that his company would extract the oil and water. What is left is then compost, which when mixed with carbon, can be used as a fertilizer. Mr. McCoy explained that he has had a conversation with Mr. Davis about an easement to get city sewer to the property, stating Mr. Davis agreed with it as long as he could get the compost for his fields.

Commissioner Peck questioned how the County was supposed to grant something when they had no explanation as to what would happen with the land.

Commissioner Bartel asked Mr. McCoy what was so special about this property, and why not use something that the City already has? Mr. McCoy explained that he approached the city about the land out by John Deere, however that land had already been spoken for. This area already has natural gas pipeline, power and could have sewer with an easement. He explained that this area is already zoned for heavy industrial use and it sits in an area of like things around it.

Mr. Alvarado made the comment that the Commissioners have to consider today the thoughts and concerns of the residents of that area.

Commissioner Peck explained that he would like a clearer vision of the project and use of the land.

Mike Scheller, a local business owner, explained to Commissioners that he questioned why he was not informed of this project, and why surrounding neighbors would even want something like this in their back yard. He also questioned the smell of ammonia during the process and even if the process was being done inside, the vent system had to go out somewhere and then the smell would travel.

Justin Givens, City of Emporia, explained that surrounding property owners were not contacted due to the process of how things have to be done. Mr. Givens stated that this is just the beginning step and the only issue at hand is, will annexing this property be proper growth for the city? That is all the County Commissioners have for today.

Counselor Priest asked Mr. McCoy if KDHE has a solid waste process and this is part of it. Mr. McCoy responded that he has been in contact with KDHE, and they are unsure how to classify this process yet.

Resident Brad Miller, property owner south of the land in question, explained that several years ago, due to the flood plain, a new house could not be built on the land, and he is now questioning that if a house could not be built due to regulations, how could it be built or something like this be done?

Derick Bam, another local business owner, asked Mr. McCoy how many tons of compost solid material are generated per month, or quarterly, or yearly. Mr. McCoy replied that he anticipates that around 50-100 tons could be generated per week. Mr. McCoy explained that currently they take their compost to Melvern, but their is another site in Canton Galva. Mr. Bam followed that by asking what the value per ton is. Mr. McCoy explained that it is dependent on the product, 5-10% or could range as high as 30%, but can't give a price per yield ton until complete. Mr. McCoy reminded everyone that this is just to start the process.

Austin Alvarado, resident, expressed his concern that if the County just gave this to the City, that the City will just push all things through with this and neighbors, local business owners, and other residents will not get any opinion or concerns heard, that the process will be "steamrolled through".

Another resident stated that their family has owned property in that area for many years and the current lay of the land has not had any negative effects on them yet and would rather no changes be made like this.

Commissioner Bartel again explained that the agenda item given today is to look at the piece of property in question and determine if transferring the land would have a positive effect for growth. Commissioner Bartel explained that he had received several phone calls on this issue, one from someone at the City telling him to "make this happen." Commissioner explained that he then had to ask questions as to why this was such an eager issue. He understands that the City Commission is heavily involved with this and stated that with 3 City Commissioners leaving and 3 new ones coming in, perhaps they want to be a part of the process and be able to understand all that is involved with this land. Commissioner Bartel expressed that all the Commissioners do not take this vote lightly, and he feels that the County Commission deserves more direct information provided to them before a decision can be made.

Counselor Priest informed the Commissioners that this is an island annexation and, per the statute, the Commissioners need to consider potential use of the property and consideration of how the land will be used.

Mr. Givens, stated that the projected use of the land is already in the County's regulations.

Brad Miller commented that the river is already washing out his land now, building a dike around the property, could possibly change the flow of water, and then what will happen to his property?

After a lengthy discussion, a motion was made.

Motion: To table the issue at hand, until on or before January 22, 2026, when all parties have had a chance to provide all information available, the process, and the idea of the project.

RESULT: Approved

MOTION: Vice-Chair Bartel

SECOND: Chairman Duft

AYES: Chairman Duft, Vice-Chair Bartel, Commissioner Peck

NAYS: None

Note: Notification will be put out if the date is prior to January 22.

XI. DAN WILLIAMS - LYON COUNTY CONTROLLER

Consider a resolution requesting the public building commission offer for sale its PBC revenue bonds.

David Arterberry with STIFEL provided information to the Commissioners about Lease Revenue Bonds and the process that goes with them. He explained that an option for the County is looking at a 10-year span with the ability to pay it off early.

Motion: To Approve Resolution 22-25, A Resolution requesting the Public Building Commission offer for sale its Public Building Commission revenue bonds.

RESULT: Approved

MOTION: Vice-Chair Bartel

SECOND: Commissioner Peck

AYES: Chairman Duft, Vice-Chair Bartel, Commissioner Peck

NAYS: None

XII. EXECUTIVE SESSION

NEP (1) - Employee Evaluation

Motion: To move to a Non-Elected Personnel session for employee evaluation with Commissioners to return on or at 11:35 a.m.

RESULT: Approved

MOTION: Chairman Duft

SECOND: Commissioner Peck

AYES: Chairman Duft, Vice-Chair Bartel, Commissioner Peck

NAYS: None

Meeting reconvened at 11:35 a.m.

XIII. ADJOURNMENT

Motion: To Adjourn.

RESULT: Approved

MOTION: Chairman Duft

SECOND: Vice-Chair Bartel

AYES: Chairman Duft, Vice-Chair Bartel, Commissioner Peck

NAYS: None

There being no further business before the Board, a Auction Session will take place on November 20, 2025 at 9:00 a.m., in the Commission Chambers.

Attest:

Affirm:

Amie Jones
Lyon County Master Clerk

Ken Duft, Chairman
Lyon County Commission