



WELCOME TO
LYON COUNTY
KANSAS

LYON COUNTY COMMISSION ACTION SESSION
THURSDAY, JANUARY 22, 2026

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:

Tiffany Pike, Deputy Clerk
Ron McCoy, A1 Pump and Jet
Scott McCoy, resident
Tina Weeks, City of Emporia
Tim Delcamp, City of Emporia
Brad Miller, resident
Debbie Miller, resident
Austin Hoagland, Emporia Gazette
Sam Seeley, Lyon County Planning and Zoning
Mark Detter, City of Emporia
Austin Alvarado, resident
Taylor Alvarado, resident
Justin Givens, City of Emporia

Larry Lyon, resident
Rolland Trahoon, resident
John Ingold, resident
Charlie Sedlock, Republic
Becky Smith, City of Emporia
Oreo Rodrigues, resident
John Alvarado, resident
Duncan Groff, resident
Tresa Sigel, resident
Brad Davis, resident
Debbie Davis, resident
Tagan Trahoon, KVOE
Art Freund, resident

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

II. APPROVE/AMEND AGENDA

Motion: To Approve the agenda as amended.

RESULT: Approved

MOTION: Chairman Duft

SECOND: Vice-Chair Bartel

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

NAYS: None

III. PUBLIC COMMENT

None.

IV. OTHER BUSINESS

A. Consider the Minutes of the January 15, 2026 meeting.

Motion: To Approve the minutes from January 15, 2026 as written.

RESULT: Approved

MOTION: Commissioner Peck

SECOND: Vice-Chair Bartel

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

NAYS: None

B. Consider Warrants Payable for January 23, 2026, in the amount of \$2,286,029.01.

Motion: To Approve Warrants Payable for January 23, 2026.

RESULT: Approved

MOTION: Vice-Chair Bartel

SECOND: Commissioner Peck

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

NAYS: None

C. Consider Appointments.

None.

D. Consider Approving the Waterloo Annual Township Report for 2025.

Motion: To Approve the Waterloo Annual Township Report.

RESULT: Approved

MOTION: Chairman Duft

SECOND: Vice-Chair Bartel

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

NAYS: None

V. DISCUSS PERSONNEL CHANGES

Commissioners reviewed Personnel and Payroll changes.

VI. PERMITS

None.

VII. CONSIDER CITY OF EMPORIA REQUEST TO ANNEX PROPERTY AT 800 ROAD 160

Commissioner Duft opened the floor to anyone who would like to speak on this issue. He asked those who wished to speak to come up and state their name and address, and informed everyone that they would be limited to three minutes per person. Commissioner Peck asked Clerk Jones to keep time so that everyone received the same three minutes, allowing everyone to have time to speak.

John Alvarado, resident, voiced his concerns about the possibility of the smell on the proposed site. Mr. Alvarado told Commissioners that he has talked to people at the Whitetail Composting located in Osage County and about the process they go through with site, the length of smell on

a hot day. Mr. Alvarado was informed that if the process of how the dump site is handled was changed, then there is a chance that the odor will linger for longer if/when stirred up. Mr. Alvarado spoke about the easement process and who would allow it and any issues it could cause. He asked about who would maintain the county roads due to the extra heavy truck loads that would be traveling it more often.

Brad Miller, resident, spoke about the smell of IBP when they were in business, saying that the IBP business employed thousands of people where this business would only employ around 30 yet still produce a terrible smell. Mr. Miller spoke to the flood issues that have happened and could happen and how the rain could have a negative impact on the site, and expressed how he couldn't understand why anyone would approve this for so few jobs. Concluding that he was not for this.

Larry Lyon, resident, told Commissioners that he had spoken to people about the odor in Melvern and how some would consider it a public nuisance. Mr. Lyon asked why, since this is an industrial issue, why the business could not be put in the industrial park the City of Emporia already has. He concluded that he was not for it.

Austin Alvarado, resident, spoke to the Commissioners that his biggest concern was the run-off and where it will go when a lot of rain comes. Explaining that it could run off into his front yard where his children play, how unsafe that would be. He concluded that he was not for it.

Oreo Rodrigues, resident, expressed to the Commissioners that he lives next to this property and is concerned about the odors that would be coming from it. Concluding that he was not for it.

As requested, Sam Seeley, Lyon County Planning and Zoning, provided a map to Commissioners showing a 2-mile radius from the site location, and some landmarks that could possibly be affected by this.

Commissioner Peck expressed that he felt like this was a great project. It was just the wrong location. Commissioner Peck explained that the only positive comment that he had received was from the current/past landowner, unsure of if the sale of land to Mr. McCoy was final. Commissioner Peck expressed his concern about how it could affect the new 911 center, which will be located at the northwest corner of the property in request.

Commissioner Duft agreed with Commissioner Peck about the project and location, and also expressed concern about the impact it could have on Emporia.

Commissioner Bartel explained that all three Commissioners, individually, went to the current location of A1 Pump and Jet to see the process and each spent over an hour learning about the process. Commissioner Bartel explained that all three Commissioners, Counselor Priest and 4 members from the City of Emporia, took a trip to Whitetail Composting, located in Osage County, and what they learned about the smell on a hot summer's day and how humidity affects the smell. Commissioner Bartel shared that they were first located on the north side of Whitetail Composting with a northern breeze and there was no smell. The owner then took everyone to the south side of the property, with a northern breeze and the smell was terrible.

Commissioner Duft agreed with this statement. Commissioner Bartel spoke to the map provided by A1 and what the development layout was. Commissioner Bartel agreed that he encourages economic development for the City of Emporia, and that this business needs to be inside city limits to qualify for assistance programs to help pay for things. However, everyone who has contacted him about this project expressed that this was not the correct location for it. Becky Smith, City of Emporia Commissioner, wanted to clarify that it was her and 3 Commissioners elect who joined the travel site. That no KOMA rules were broken.

Motion: To deny the request to annex the property at 800 Road 160.

RESULT: Approved

MOTION: Chairman Duft

SECOND: Vice-Chair Bartel

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

NAYS: None

VIII. MOLLY PRIEST - COUNTY COUNSELOR

- A. Consider agreement with Republic for solid waste disposal and recyclable processing.

Mark Detter, City of Emporia, along with Charlie Sedlock, Republic representative, explained the sale of Hamm to Republic and asked Commissioners to also sign the agreement, stating the City passed to sign at yesterday's meeting. The City of Emporia and Lyon County are joint owners of the transfer station.

Motion: To accept the agreement with Republic for solid waste disposal and recyclable processing through 2026.

RESULT: Approved

MOTION: Vice-Chair Bartel

SECOND: Chairman Duft

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

NAYS: None

IX. COMMISSIONER/COUNSELOR/CONTROLLER/CLERK REPORT

Commissioner Duft:

- Attended Evora Wheeler's service
- Attend an event at Gravel City Roaster for Crosswinds
- Will attend the ribbon cutting at ESU for the school of nursing
- Will attend the Lyon County Council on Aging meeting Monday afternoon

Commissioner Bartel:

- Spoke with Seth about road and tree conditions and a bridge embankment
- Lots of calls, text emails about the land annexation

Commissioner Peck:

- Had several conversations about the land annexation, several were against it and only one for it

Clerk Jones:

- Will attend the Legislative Reception next Tuesday

Counselor Priest:

- Will attend the ribbon cutting at ESU for the school of nursing
- Will attend the Newman Regional Hospital board meeting Wednesday
- Will attend the joint meeting with hospital and law enforcement on Wednesday

Controller Williams:

- The audit will be at the end of February

PIO Smith:

- Attended a CPC meeting Thursday
- Attended the orLo training on Friday
- Attended 2 infectious disease webinars relating to the FIFA Soccer tourn
- Attended the 3CMA Mentor meeting yesterday
- Will attend the NWS weather meeting today
- Will attend the CIC panel meeting today

X. 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, an Action Session will take place on January 29, 2025 at 9:00 a.m., in the Commission Chambers.

Attest:

Affirm:

Amie Jones
Lyon County Master Clerk

Ken Duft, Chairman
Lyon County Commission