

**Wabaunsee County Commission**  
**Wabaunsee County Courthouse, Alma, KS**  
**Regular Meeting Minutes December 05, 2022**

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The Board of County Commissioners meeting in session Monday, December 5, 2022. Commissioners conduct the meeting in person and over ZOOM. Members attending were Nancy L. Hier, Rodney L. Allen and Joel S. Fager. Commissioner Hier called the meeting to order at 9:00 AM and opened with the Pledge of Allegiance. Road & Bridge Supervisor Thayne Bush, Zoning Administrator Noel Sylvester, Economic Development Director Jim MacGregor, Emergency Management Coordinator Amy Terrapin, Health Department Administrator Ray Finley, multiple members of the public and County Clerk Abby Amick were in attendance in person others joined via zoom.

**Road & Bridge Update**

Road & Bridge Supervisor Thayne Bush reported that the county match for Bridge 25 was submitted for payment with this week's vouchers. The Pre-Construction meeting is scheduled for December 6<sup>th</sup> with KDOT and the awarded contractor. The Construction timeline will be set at that meeting.

Commissioner Fager asked how fuel prices are affecting the budget, Bush responded that some counties contract their fuel, but it's still a guessing game. The Department prices fuel with multiple vendors every two years and the Alma Coop continues to be the best price and the best customer service.

**Ambulance Committee**

Emergency Management Coordinator Amy Terrapin provided an agreement drafted by Fire District 5 regarding the use of the Ambulance building in Eskridge.

Commissioner Allen moved to approve the building lease agreement with Fire District #5 in the amount of \$1 for 5 years; Commissioner Fager seconded. Motion carried 3-0.

Terrapin reported that she is working with Undersheriff Kirsch to utilize a Regional Homeland Security Grant, looking at Dispatch, doing a cybersecurity evaluation and a follow-up mitigation plan. Wabaunsee County was 1 of 13 counties selected for this grant.

**Zoning Hearing**

At 9:30 AM Commissioner Hier called the Zoning Hearing to order. Zoning Administrator Noel Sylvester updated the Commissioners regarding the Planning Commission's decision to codify the Lake Wabaunsee Standards for Short Term Rentals into the County Zoning Regulations. There was a discrepancy regarding the original date that the Standards were adopted, Sylvester clarified that the standards have been used for a year and half. The Planning Commission was not aware of the original date the standards were adopted, and voted unanimously to adopt the standards once they had been in place for 1 year.

Lake resident, Jim Johnson described the process that the committee went through to write the standards, including surveying all property owners with a 55% response rate; 92% of whom were in favor of limiting short-term rentals. The standards limit the number of rentals at the lake to 10, there are currently 2 slots open for additional short-term rentals.

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Sylvester reported that there have been 2 applications denied due to the standards being in place since their inception June 2021.

Lake resident and Planning Commission member, Richard Orton, clarified the vote of the Planning Commission stating that it was a unanimous decision, the only discrepancy was their intent to have the standards to be in place for 12 months prior to adoption. Now that it is clear that the standards have been in place for 18 months, adoption is the intent of the Planning Commission. Lake resident, Steve Eshleman commented that he is in support of short-term rentals, but doesn't want the lake overrun with them. Lake resident, Jan Richter shared concerns for future zoning staff changes and recommendations not aligning with the current short-term rental standards, codifying these standards into the regulations would eliminate that concern. Lake resident Pam Patterson shared her appreciation for the process that has been followed stating that the Lake community felt heard. County Attorney Tim Liesmann joined by phone recommending waiting for a resolution to review before taking a vote. Lake property owner, Suzanne Simon asked for clarification on when the regulations would go into effect. Commissioner Allen responded that the adoption would be effective immediately.

At 9:59 AM the Hearing Closed with no action taken.

#### **Economic Development Update**

Economic Development Director Jim MacGregor reviewed the part-time Economic Development Director position announcement and job description with the Commissioners. Commissioners agreed to post the position through the end of the year, accepting applications through the Clerk's Office.

MacGregor provided a Resolution renewing Wabaunsee County's participation in the Rural Opportunity Zone Student Loan Repayment Program for 2023. The program allows businesses, foundations and government entities to offer student loan assistance with support for the State.

Commissioner Hier moved to adopt Resolution 2022-38 a Resolution authorizing participation in the Kansas Rural Opportunity Zones Program with \$0 funding in 2023; Commissioner Fager seconded. Motion carried 3-0.

#### **Other Business**

Commissioner Fager moved to adopt Resolution 2022-36 a Resolution transferring \$15,139 to the County COPS Grant Fund; Commissioner Allen seconded. Motion carried 3-0.

Commissioner Allen moved to adopt Resolution 2022-37 a Resolution transferring \$50,000 to the County Equipment Reserve Fund; Commissioner Hier seconded. Motion carried 3-0.

Commissioner Hier moved to re-appoint Geri Moore as the Wabaunsee County Representative for the North Central-Flint Hills Area Agency on Aging, Inc for her third term; Commissioner Allen seconded. Motion carried 3-0.



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Commissioner Allen moved to approve the minutes of the November 28, 2022 Commission Meeting; Commissioner Fager seconded. Motion carried 3-0.

Commissioners reviewed and approved expenses for November 24 - 30, 2022. Chairman Hier reviewed and signed Daily Statements for November 23, 28, 29 and 30, 2022. Commissioners reviewed and signed Tax Abatement 2022-AB05 for \$11.80, 2022-AB06 for \$503.78, and 2022-AB07 for \$1,734.92; and Added Taxes 2022-14 for \$48.18.

At 10:10 AM Commissioner Allen moved to adjourn until Monday, December 12th at 9:00 AM; Commissioner Fager seconded. Motion carried 3-0.

Minutes approved this 19th day of December 2022.

  
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Nancy L. Hier, Chairman

absent  
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Rodney L. Allen, Vice Chair

  
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Joel S. Fager, Member

Attest:





Abby L. Amick  
Wabaunsee County Clerk