

Wabaunsee County Commission

Wabaunsee County Courthouse, Alma, KS

Regular Meeting Minutes February 6, 2023

The Board of County Commissioners meeting in session Monday, February 6, 2023. Commissioners conduct the meeting in person and over ZOOM. Members attending were Nancy L. Hier, Jim MacGregor and Rodney L. Allen. Commissioner Hier called the meeting to order at 9:00 AM and opened with the Pledge of Allegiance. Road & Bridge Supervisor Thayne Bush, Assistant Supervisor Josh Hinch, Zoning Administrator Noel Sylvester, Richard Orton, Chad Breiner, Andrew Seeley, Tressa and Steve Green, Health Department Administrator Ray Finley, Economic Development Director Stephanie Imthurn, County Clerk Abby Amick and County Attorney Tim Liesmann were in attendance in person and others joined via zoom.

Public Comment

Michael Stubbs joined via zoom. Stubbs shared that the Mount Mitchell Prairie Guards are working on a grant application that would allow for further attraction development at Mount Mitchell, including a walking/biking trail along Highway 99. Commissioner MacGregor reported that there are potentially multiple projects in the county submitting applications for the same funding source.

Health Department Update

Health Department Administrator Ray Finley asked for consideration to change the published hours of the department. The Health Department is doing more in-home services and evening appointments, so they are getting in the 40 hour work week by the end of the day Thursday. The proposed hours are: Monday – Wednesday 8:00am – 6:00pm, Thursday 8:00 am – 4:30 pm and Friday by appointment only. Commissioners agreed and asked for an update in 3 months to see how the schedule is working.

Road & Bridge Update

Road & Bridge Supervisor Thayne Bush provided updates on Bridge 25 and Bridge 45 as construction progresses. Bush reviewed the equipment replacement plan and corresponding budget lines. Bush presented a new 22 foot tilt trailer that the department would like to purchase as a second trailer for hauling materials and equipment to job sites, eliminating the need for multiple trips. The existing trailer gets used every week, this addition would be a benefit to the efficiency of the department. The purchase is within the budget. Commissioner agreed.

Commissioners discussed the progress with the Belvue Bridge project. KDOT has been given a copy of the design plan for the bridge so that they can start their environmental study and other preparations. While there has not been an official timeline determined, it is expected that the project will be let and managed by the State and contracts will be signed in September of 2023. Commissioners discussed the benefits that this bridge project brings to the county, including the change of the traffic flow through that region, reducing traffic on Wells Creek Road, allowing for the haul routes to travel north across the bridge, opening up options for bus routes, emergency services and mutual aid.

Conditional Use Permit Hearing

At 10:00 AM Commissioner Hier called the Conditional Use Permit Hearing to order. Zoning Administrator Noel Sylvester presented CUP #177 filed by Louis Toenjes for a short-term rental at 20525 SE Snokomo Frontage Rd Paxico; the CUP passed the Planning Commission with no opposition.

Commissioner Hier moved to adopt Resolution 2023-09 a Resolution for a conditional use permit filed by Louis Toenjes for establishing a short-term rental at 20525 SE Snokomo Frontage Rd Paxico, KS; Commissioner MacGregor seconded. Motion carried 3-0.

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Sylvester presented CUP #179 filed by Tressa Green DBA The Bell Tower Event Hall for establishing an event center/ bed & breakfast at 301 S Pine Eskridge; the CUP passed the Planning Commission with no opposition. Green described the plans they have for the business.

Commissioner Allen moved to adopt Resolution 2023-10 a Resolution for a conditional use permit filed by Tressa Green DBA The Bell Tower Event Hall for establishing an event center/ bed & breakfast at 301 S Pine Eskridge, KS; Commissioner MacGregor seconded. Motion carried 3-0.

Sylvester presented CUP #183 filed by Mill Creek Stone Quarries, LLC agent for Patricia Tuck for establishing a ledge rock quarry at 00000 Wabaunsee Rd; the CUP passed the Planning Commission with no opposition. Chad Breiner provided background on the quarry site with the expectation that they will quarry for 2-4 years and the haul route goes directly to I-70.

Commissioner Hier moved to adopt Resolution 2023-11 a Resolution for a conditional use permit filed by Mill Creek Stone Quarries, LLC agent for Patricia Tuck for establishing a ledge rock quarry at 00000 Wabaunsee Rd, Alma, KS; Commissioner MacGregor seconded. Motion carried 3-0.

Sylvester presented CUP #184 filed by Fifty Two Aces, LLC for establishing a micro distillery at 102 Main St Paxico; the CUP passed the Planning Commission with no opposition. Andrew Seeley answered questions regarding plans for the business, they anticipate having rum available for wholesale in 18 months.

Commissioner Hier moved to adopt Resolution 2023-12 a Resolution for a conditional use permit filed by Fifty Two Aces, LLC for establishing a micro distillery at 102 Main St Paxico, KS; Commissioner MacGregor seconded. Motion carried 3-0.

Sylvester presented amendments to the Wabaunsee County zoning regulations, specifically changes to Article 24-102 and 24-103 concerning conditional use applications and development plans are being considered whereby requirements would be made less stringent and conform to historical practices. The amendment passed the Planning Commission with no opposition.

Commissioner MacGregor moved to adopt Resolution 2023-13 a Resolution Amending the Zoning Regulations Article 24 affecting development plans and the CUP Process; Commissioner Allen seconded. Motion carried 3-0.

Sylvester presented a resolution concerning fences in Lake Wabaunsee Improvement districts boundaries. These amendments pertain strictly to LWID and are meant to clarify any omission to existing regulations. These are the rules that have been followed anyway, this amendment just codifies them. In order to deviate from these regulations, a variance would have to be granted by the Planning Commission. The amendment passed the Planning Commission with no opposition.

Commissioner Allen moved to adopt Resolution 2023-14 a Resolution concerning fences in Lake Wabaunsee Improvement Districts boundaries; Commissioner Hier seconded. Motion carried 3-0.

Emergency Management

Emergency Management Coordinator Amy Terrapin reported that Fire Season has started early. There was one fire department called out on Saturday and five departments out on Sunday, spanning from Lyon County up to Mount Mitchell. In the past, the Sheriff Department had deputies with Fire experience that could step in and

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assist with incident management. We no longer have that level of experience available in the County. Terrapin proposed hiring a part-time Assistant Emergency Manager that could assist in the case of multiple fires in the county. This would be an as-needed position focused on fire season. Commissioners agreed.

Terrapin shared upcoming training dates; February 25th is the Wildland Urban interface training at the Alma Community Center from 8:30 am to 12:30, this is a regional training offered to firefighters, mutual aid partners and residents. April 11th is the Storm Spotter Training at the Wabaunsee High School Commons area at 7pm, no rsvp required, open to the public.

Other Business

Commissioner MacGregor shared that National Volunteer Month is April, there is a local committee working on organizing opportunities to recognize volunteers across the county as well as offer a small grant program to help with supplies for volunteer efforts (example: trash bags for cleaning up along the highway).

Commissioner MacGregor moved to adopt Resolution 2023-15 a Resolution authorizing the transfer of funds from Fire District 6 General Fund to Fire District 6 Special Equipment Fund; Commissioner Allen seconded. Motion carried 3-0.

Executive Session

10:59 AM Commissioner MacGregor moved to enter executive session for 5 minutes to discuss wages for non-elected personnel; Commissioner Allen seconded. Motion carried 3-0.

11:05 AM Commissioners returned from Executive Session.



Commissioner Hier moved to approve the minutes of the January 30th Commission Meeting; Commissioner MacGregor seconded. Motion carried 3-0.

Commissioners reviewed and approved Expenses from January 18 – February 1, 2023. Chairman Hier reviewed and signed Daily Statements for January 26, 27, 30 & 31, 2023.

At 11:12 AM Commissioner Hier moved to adjourn until Monday, February 13th at 9:00 AM; Commissioner MacGregor seconded. Motion carried 2-0.

Minutes approved this 13th day of February 2023.

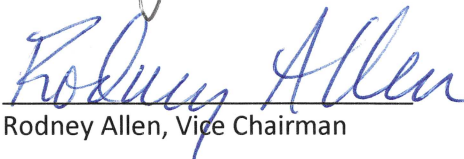
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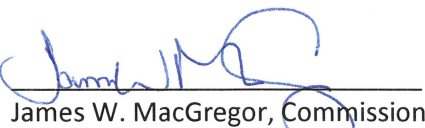
Abby L. Amick
Wabaunsee County Clerk



Nancy Hier, Chairman



Rodney Allen, Vice Chairman



James W. MacGregor, Commissioner