

# Wabaunsee County Commission

## Wabaunsee County Courthouse, Alma, KS

### Regular Meeting Minutes March 06, 2023

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The Board of County Commissioners meeting in session Monday, March 06, 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, Appraiser Ryan Michaelis, Emergency Management Coordinator Amy Terrapin and Ron Nehring, members of the public Ervan Stuewe, Alex Gnadl and Jenny Schutter, Sheriff Rob Hoskins, Deputy County Clerk Alissa Barber and County Attorney Tim Liesmann were in attendance in person, others joined via zoom.

#### **Public Comment**

Ervan Stuewe shared his appreciation for the work that Thayne Bush has done in his seven years as Road & Bridge Director. Stuewe stated that when looking back over his years as a Commissioner, hiring Bush was one of his proudest moments. Stuewe wished Bush well in his future endeavors.

#### **Road & Bridge Update**

Road & Bridge Supervisor Thayne Bush reported that he will be meeting with the Pottawatomie County Road & Bridge Department regarding the Belvue Bridge project. Bush has been working with the Paxico Community Foundation to implement some improvements to their downtown.

9:11 AM Commissioner Hier moved to enter executive session for 10 minutes to discuss wages for non-elected personnel; Commissioner Allen seconded. Motion carried 3-0.

9:21 AM Commissioners returned from Executive Session. Commissioner Hier moved to appoint Josh Hinch as Interim Director of Road & Bridge Department, effective March 6, 2023; Commissioner Allen seconded. Motion carried 3-0.

#### **Conditional Use Permit Hearing**

At 9:30 AM Commissioner Hier called the Conditional Use Permit Hearing to order. Zoning Administrator Noel Sylvester presented CUP #188 renewal filed by Paul & Jenny Schutter for establishing a short term rental at 264 Ponderosa Pt Alma, KS; the CUP passed the Planning Commission with no opposition.

Commissioner Allen moved to adopt Resolution 2023-16 a Resolution for a conditional use permit filed by Jenny Schutter for renewal of Resolution 2021-10, for establishing a short-term rental at 264 Ponderosa Point, Alma, KS; Commissioner MacGregor seconded. Motion carried 3-0.

Commissioner Allen moved to adopt Resolution 2023-17 a Resolution for a conditional use permit filed by Roger & Cindy Manz for renewal of Resolution 2021-12, for establishing a short-term rental at 113 Lakeview Circle, Alma, KS; Commissioner MacGregor seconded. Motion carried 3-0.

Commissioner Hier moved to adopt Resolution 2023-18 a Resolution for a conditional use permit filed by Prairie Fire Ranch doing business as East Bank on Mill Creek for renewal of Resolution 2021-09, for establishing a short-term rental at 12136A Bouchey Road, Maple Hill, KS; Commissioner MacGregor seconded. Motion carried 3-0.

Commissioner Hier moved to adopt Resolution 2023-19 a Resolution for a conditional use permit filed by filed by Curtis Capoun agent for David Glotzbach for renewal of Resolution 2020-18 for establishing a ledge rock quarry at 00000 Clouthunter Rd Paxico, KS; Commissioner Allen seconded. Motion carried 3-0.

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Sylvester presented CUP #194. Alex Gnadl provided Commissioners with an update regarding the quarry, it is nearly complete and will be reclaimed simultaneously. Gnadl requested a shorter term CUP, since the quarry won't be operating the full term of the CUP. Sylvester responded that the impact fee could be prorated once the quarry is closed and reclaimed.

Commissioner Hier moved to adopt Resolution 2023-20 a Resolution for a conditional use permit filed by Alex Gnadl agent for Rick Hurla for renewal of Resolution 2021-08 establishing a ledge rock quarry at 00000 Paxico Rd, Paxico, KS for a one year period; Commissioner MacGregor seconded. Motion carried 3-0.

Commissioner Hier moved to adopt Resolution 2023-21 a Resolution for a conditional use permit filed by Alex Gnadl agent for George Hund for renewal of Resolution 2021-06 establishing a ledge rock quarry at 00000 Correction Rd, Paxico, KS; Commissioner MacGregor seconded. Motion carried 3-0.

Commissioner Hier moved to adopt Resolution 2023-22 a Resolution for a conditional use permit filed by Alex Gnadl agent for George Hund for renewal of Resolution 2021-07 establishing a ledge rock quarry at 00000 Paxico Rd, Paxico, KS; Commissioner MacGregor seconded. Motion carried 3-0.

#### **Zoning Update**

Zoning Administrator Noel Sylvester reported that he has received the completed application for a special event permit from the Symphony in the Flint Hills. That application will be heard by the Commissioners in the coming weeks.

#### **Emergency Management**

Emergency Management Coordinator Amy Terrapin introduced part-time assistant Ron Nehring. Nehring will be assisting as needed, with a focus on fire season. The Sheriff Department has offered the use of a vehicle. Terrapin and Nehring will be meeting with Fire Chiefs to discuss Incident Command and communication procedures. Burn season use to run March and April, Kansas Forest Service says that we are now concerned about burns 9 months out of the year.

Terrapin provided an overview of the Burn Permit System in place in Wabaunsee County. The advent of cell phones traveling along I-70 caused concerned travelers to call in every puff of smoke that they saw, causing volunteer fire departments to be dispatched to controlled burns all season, exhausting our volunteers and resources. The Fire Departments requested a way to identify controlled burns and reduce the amount of times that they get dispatched unnecessarily. Burn Permits are required for any burning happening in Wabaunsee County. The individual responsible is required to call the non-emergency number of the Sheriff Department to report that they intend to burn.

Burn Bans were also discussed, reviewing the process to determine a burn ban as well as the communication system for getting the information out to the public. Terrapin reviewed Disaster Declaration procedures, Mutual Aid across the State of Kansas and Aviation Support options. Terrapin reported that cell phone providers are now including 80 mile and hour winds and baseball size hail through cell phone notifications. Ron Nehring reviewed Incident Command procedures and his role as an assistant. When there are two or more Departments involved in an incident, Nehring will be dispatched to set up Incident Command, assisting with communications between all departments involved, calling for additional resources, setting up areas for mutual aid to report, and various other responsibilities.



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**Other Business**

Deputy County Clerk Alissa Barber announced the Countywide Community Service Month will be celebrated in April. Department Heads are organizing a Cleaning Supply Drive to benefit Community Care Ministries. Anyone can deliver donations to the Courthouse throughout the month, or on April 26<sup>th</sup> at the Fire Department in each community across the county.

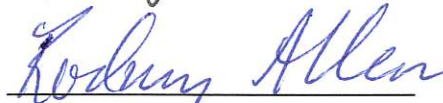
County Attorney Tim Liesmann reported that the second bidder on the Historic Tax Credits is still interested and willing to pay in advance of the tax credit transfer. Commissioners agreed to move forward with a new contract. Commissioners discussed edits to the minutes of the February 27<sup>th</sup> meeting. Commissioners discussed the Kansas County Commissioner Association dues and opted not to pay the membership.

Commissioners reviewed and approved Expenses from February 23 - March 1, 2023. Chairman Hier reviewed and signed Daily Statements for February 24, 27, 28, March 1, 2, 2023. Commissioners reviewed and signed Tax Abatement 2022-AB26 in the amount of \$49.30 and AB27 in the amount of \$221.22.

At 10:44 AM Commissioner Allen moved to adjourn until Monday, March 13<sup>th</sup> at 9:00 AM; Commissioner MacGregor seconded. Motion carried 3-0.

Minutes approved this 13<sup>th</sup> day of March 2023.

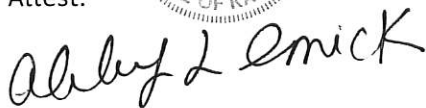
  
Nancy Hier, Chairman

  
Rodney Allen, Vice Chairman

  
James W. MacGregor, Commissioner



Attest:



Abby L. Amick  
Wabaunsee County Clerk