

# Wabaunsee County Commission

## Wabaunsee County Courthouse, Alma, KS

### Regular Meeting Minutes May 8, 2023

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The Board of County Commissioners meeting in session Monday, May 8, 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. Zoning Administrator Noel Sylvester, Sheriff Rob Hoskins, Road & Bridge Supervisor Josh Hinch, Emergency Management Coordinator Amy Terrapin, County Clerk Abby Amick, County Attorney Tim Liesmann, members of the public Kelsey Stamm, Jessica Keck, Chris Carey, Kevin Morrill, Anthony and Maddy Heigert, Janice Stevens, Ryan and Stephanie Harrison and Mike Chamberlin were in attendance in person, others joined via zoom.

Kristin Coon was introduced as the new Accounts Payable Clerk and Transportation Manager in the County Clerk's Office.

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

Road & Bridge Supervisor Josh Hinch shared photos of the rebar installed on Bridge 25 on Willard Road east of Maple Hill. The project is progressing on schedule. Hinch discussed the Old Highway 99 Road turnback agreement between KDOT and Wabaunsee County, the letting for the project will be done soon.

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

At 9:30 AM Commissioner Hier called the Conditional Use Permit Hearing to order. Zoning Administrator Noel Sylvester presented CUP #201 filed by Ryan and Stephanie Harrison for a short-term rental at 227 Emporia St, Paxico; the CUP passed the Planning Commission with no opposition and a 2-year renewal period.

Commissioner Hier moved to adopt Resolution 2023-24 a Resolution for a conditional use permit filed by Ryan and Stephanie Harrison for a short-term rental at 227 Emporia St, Paxico, KS; Commissioner MacGregor seconded. Motion carried 3-0.

Sylvester presented CUP #203 filed by Jessica Keck agent for Evergy for an expansion of the substation south of Alma; the CUP passed the Planning Commission 6-2. Keck provided handouts to the Commissioners outlining the plans for the expansion. Kelsey Stamm expressed concerns for the size of the project, the acreage included, and the potential for future developments related to this expansion. Commissioners discussed the details of the expansion and the limitations included in the conditional use permit. Keck assured Commissioners that there would be an extensive local comment period in order to put in new transmission lines or further develop the site.

Commissioner MacGregor moved to adopt Resolution 2023-25 a Resolution for a conditional use permit filed by Jessica Keck agent for Evergy for the expansion of the substation south of Alma at 00000 K99 Hwy, Alma KS; Commissioner Allen seconded. Motion carried 3-0.

Sylvester presented proposed amendments to the Wabaunsee County Zoning Regulations concerning Solar Energy Conversion Systems. The Planning Commission approved the regulations banning commercial solar 7-1. County Attorney Tim Liesmann provided the recommendation that the language focus on commercial solar only and allow all accessory use of solar collection devices to be managed by the existing regulations and the building permit process. Anthony Heigert expressed concern for changing the language. Sylvester confirmed that vendors installing personal use solar equipment on homes and outbuildings are already following the building permit requirement that exists in the Zoning Regulations today. Commissioner Hier proposed adopting the moratorium for 5 years. Anthony Heigert, Maddy

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Kevin Morrill expressed their opposition to the 5 year suggestion. Commissioner MacGregor agreed that the moratorium be revisited on an ongoing basis, to reevaluate the situation and take all factors into consideration each time. Commissioner Allen spoke in support of adopting a ban due to the number of constituents who have voiced their opinion on the matter.

Commissioner Hier moved to adopt Resolution 2023-26 a resolution amending the zoning regulations concerning solar energy conversion systems with a 5 year moratorium until June 1, 2028; Commissioner MacGregor seconded. Motion carried 3-0.

Sylvester reported that the Planning Commission will not meet in May or June.

Morrill reported that quarry trucks are going down unauthorized haul routes, specifically Homestead Road. Commissioners directed anyone with complaints or concerns to contact the Zoning office for proper documentation with as much detail as possible for further enforcement. Commissioners stated that the public should not stop or confront the truck operators.

#### **Extension Update**

K-State Research and Extension Agent Shannon Spencer provided an update from the Extension Office. The "Buzz on Third" is a summer series partnering with the Pottawatomie-Wabaunsee Regional Library and the Wabaunsee Count Historical Society to host programming and summer lunches on Mondays and Thursdays. Extension will also be providing programming at the Farmers Markets in Eskridge and McFarland throughout the summer. Spencer has been working with producers to get their ag chemical applicators licenses, and she assisted with the Swine Skill-a-thon and Small Animal Weigh-In. Spencer is also pursuing a Master Gardener Program for Wabaunsee County, the planning meeting will be held May 31<sup>st</sup> by zoom. The summer Tractor Safety event will be held June 6 & 7 at Kan Equip in Wamego.

#### **Emergency Management**

Emergency Management Coordinator Amy Terrapin presented an updated service agreement for the Symphony in the Flint Hills event being held June 10<sup>th</sup> near Lake Wabaunsee, with the addition of a June 11<sup>th</sup> rain date. Commissioners reviewed and signed the agreement.

11:17 AM Commissioner Hier moved to enter executive session for 15 minutes to discuss wages of non-elected personnel; Commissioner MacGregor seconded. Motion carried 3-0.

11:30 AM Commissioners returned from executive session.

#### **Other Business**

Commissioners agreed to provide the meat for the Employee 4<sup>th</sup> of July BBQ on July 3<sup>rd</sup> over the noon hour. Appraiser Ryan Michaelis presented the Appraiser 2024 Budget Request.

Commissioner MacGregor moved to approve the minutes of the May 1st Commission Meeting; Commissioner Hier seconded. Motion carried 3-0.

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Commissioners reviewed and approved payroll for April 3<sup>rd</sup> – 30<sup>th</sup>, 2023. Chairman Hier reviewed and signed Daily Statements for April 28, May 1, 2, 3 and 4, 2023.

At 11:53 AM Commissioner MacGregor moved to adjourn until Monday, May 15<sup>th</sup> at 9:00 AM; Commissioner Allen seconded. Motion carried 3-0.

Minutes approved this 15<sup>th</sup> day of May 2023.

  
Nancy Hier, Chairman

  
Rodney Allen, Vice Chairman

  
James W. MacGregor, Commissioner

Attest:

  
Abby L. Amick  
Wabaunsee County Clerk

