THE MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF MIAMI COUNTY, KANSAS

The Board of Miami County Commissioners met in regular session, in the Commission Chambers, Miami County Administration Building, Paola, Kansas, on December 11, 2024. Those present were:

Tyler Vaughan, Chairman
George Pretz, Pro-Term
Keith Diediker, Commissioner
Bonnie "Rob" Roberts, Commissioner
W. Jene Vickrey, Commissioner

Janet White, County Clerk
Cari Foster, Operation Support Specialist

Absent: Shane Krull
Visitors: Aaron Kuhlmann, Doug Ubben

CALL TO ORDER

Chairman Vaughan called the meeting to order at 1:00 p.m.

CONSENT AGENDA

Commissioner Pretz moved to approve the Consent Agenda, as follows:

- Approval of minutes of the county commission meeting on November 27, 2024
- Approval of AP payment vouchers and payroll

Commissioner Diediker seconded; the vote was unanimous.

PRESENTATIONS AND AWARDS AND PROCLAMATION

UNFINISHED BUSINESS

• 215 South Street Fence Viewing - Consider accepting the formal recommendation of Fisher Patterson Sayler & Smith regarding the fence viewing between property owners Raymond and Roberts.

• Sign a Resolution regarding the Fence Viewing Concerning Maintenance and Legality of the Partition Fence. Commissioner Roberts stated there is no relationship with the property owner named Roberts. Commissioner Vickrey stated we found the fence to meet or exceed standard that is required by the state. Commissioner Pretz asked if Mr. Raymond is permitted to build privacy fence on his own property up to the property line? Chairman Vaughan stated correct. Commissioner Pretz moved to approve as presented, Commissioner Vickrey seconded; the vote was unanimous. **(R24-12-032)**

NEW BUSINESS

24003-Z: Rezone Office (C-O) and Agricultural (AG) to Commercial (C-2). Kenneth Cook, Planning Director, stated "this request was part of 3 different applications involving the same property. The first of which is this rezoning. This property actually involves three separate properties in the town side of Bucyrus, one of which is the existing Post office, two adjoining properties that used to have residential houses on them that are currently vacant." Mr. Cook stated, the properties that had houses on them were originally zoned agriculture, and the lot with the Post Office on it is zoned Commercial office District. Mr. Cook stated the applicant is requesting to rezone all three properties to Commercial (C-2) to redevelop the Post Office site and merge the parcels together to be able to develop more appropriately to current standards. Mr. Cook stated the other 2 applications involved was a site plan approval that was already approved by the Planning Commission and the replat that is on this agenda merges the parcels together and vacates the existing alleyway. Mr. Cook stated the primary concern from the Planning Commission was related to the adjoining Right of Way. Mr. Cook stated this property is adjacent to an arterial road and we would normally require a dedication of half width Right of Way of up to 60 feet during a replat, currently this is a platted old town site with 40 feet of dedicated Right of Way. Mr. Cook stated the additional 20 feet of dedicated Right of Way would be difficult to do with the Railroad directly east of the property and the developed properties around the property requested to be rezoned. Mr. Cook stated the resolution prepared shows the rezoning to the C-2 District of the properties and has wording to allow the Board to reduce the Right of Way width adjacent to site. Mr. Cook stated if approved it would be for the rezoning and modification to the Right of Way width. Commissioner Roberts stated this is a great project and is glad to see it happen. Commissioner Pretz moved to approve as presented, Commissioner Diediker seconded; the vote was unanimous. **(R24-12-033)**

24006-SUB: Bucyrus Post Office. Kenneth Cook, Planning Director, stated this is the subdivision plat that involves the 3 properties mentioned before and would vacate the alleyway to the west, but the alleyway would end up being a utility easement. Mr. Cook stated the applicant is working with the person who reviews the plats to make sure everything is in compliance with state statutes, and we should have the final document soon. Commissioner Roberts asked Mr. Cook nothing in this process is going to limit this developer from doing what they want to do in this building? Mr. Cook stated no, with the allowance to reduce the Right of Way makes it easier. Mr. Cook stated with the space zoned commercial (C-2) anything permitted in the C-2 district will be allowed. Mr. Cook stated right now the retail space is a coffee shop, but it could just be a retail store. Chairman Vaughan stated thank you to the landowners and County for doing this. Commissioner Vickrey moved to approve as presented, Commissioner Roberts seconded; the vote was unanimous.

Resolution—Sign a resolution to cancel the Board of County Commission meeting on December 25 and reschedule it for December 23, 2024. Commissioner Pretz moved to approve canceling the Board of County Commission meeting on December 25 and reschedule it for December 23, 2024, at 10:00am, Commissioner Diediker seconded; the vote was unanimous. **(R24-12-034)**

Resolution—Sign a resolution to cancel the Board of County Commission meeting on January 1, 2025, and reschedule for December 30, 2024. Commissioner Pretz stated we should be flexible to what the website says. Commissioner Vaughan moved to approve canceling the Board of County Commission meeting on January 1, 2025, and reschedule for December 30, 2024, at 10:00am, Commissioner Vickrey seconded; the vote was unanimous. **(R24-12-035)**

2026 Lifeline Remount. Frank Burrow, EMS Chief, stated the rate notification came up and Medic 5 is the unit to get remount, with 163,000 miles on it. The vender will pick up the unit on 12/18/2024, start on January 1, 2025, and be finished in April 2025. Chairman Vaughan stated, "we should have an extra $90,000 out of what we budgeted compared to the price of this that will carry over to a future remount that will be no later than 2026." Commissioner Pretz asked what is the most miles you have gotten on an ambulance in your tenure? Mr. Burrow stated anything above 170,000-175,000 miles we start seeing electrical issues. Commission Roberts asked how many times can a unit be remounted? Mr. Burrow stated it was 3 rotations but now it is until the welds fail. Commissioner Vickrey moved to approve as presented, Commissioner Roberts seconded; the vote was unanimous.

Change order Hillsdale EMS st – flooring. Frank Burrow, EMS Chief, stated we are requesting to change out the Luxury Vinyl Flooring (LVT) for epoxy flooring. Mr. Burrow stated the cost was $38,000 for the living quarters area and around $4,000 for the Bay floor area. Commissioner Roberts stated, after a long discussion, it would be best to stay with your LVT in the living area, but I support the epoxy in your ambulance bays. Commissioner Vickrey stated epoxy is more durable, the LVT is a 32 mill wear layer for the living area that will be more comfortable and be more like a living space. Commissioner Vickrey stated the flooring is replaceable, it is a glue down product. Commissioner Roberts moved to not approve the $38,498.00 for the epoxy but do approve the sealer in the Bays quote for $4,550.00, Commissioner Vickrey seconded; the vote was unanimous.

Agreement - Sign the extension agreement with Shops on 56 for tenants Miami County EMS. Frank Burrow, EMS Chief, stated Windgate sold the property in Hillsdale, that we are currently leasing to the Shops on 56, and their bank wanted an updated lease agreement signed. Mr. Burrow stated the lease agreement is until the end of April with the ability to go month to month in case the construction gets delayed. Chairman Vaughan asked there is no increase in cost? Mr. Burrow stated, there is not cost increases. Commissioner Pretz asked if the utilities are part of this lease? Mr. Burrow stated we have not paid utilities there other than trash. Commissioner Roberts moved to approve as presented, Commissioner Pretz seconded; the vote was unanimous. **(C24-12-003)**

APPLICATIONS

Janet White, County Clerk, stated there was a Cereal Malt Beverage License for We B Smokin and NightHawk Vineyard and Winery LLC in Valley Township and Speedy Corner in Marysville Township, Commissioner Pretz moved to approve as presented, Commissioner Diediker seconded; the vote was unanimous.

STAFF COMMENTS

Frank Burrow, EMS Chief, stated to give you an update, our revenues are currently at $1.667 million which is 114% and our expenses are at $288,300.00 which is 84%. Mr. Burrow stated we are on track to run 4,200-4,500 calls. Mr. Burrows stated, the new unit, Medic 4, is in service and people are liking working on it. Chairman Vaughan stated revenue is up 15% expenses are down 15%, you are running efficiently. Commissioner Roberts stated, "you are on target to finish the year in the black, you will not overspend your budget."

COMMISSIONERS COMMENTS

Commissioner Roberts stated, three of the Commissioners attended the Kansas Association Commissioner (KAC) Conference last week. Commissioner Roberts stated, I was asked to represent you in the KCAMP and KWORK annual meeting. Commissioner Roberts stated, the annual reports will be upstairs for anyone to review.

Commissioner Pretz stated there are 2 upcoming meetings that 2 or more commissioners could be at. The first is the Miami County Republican meeting, December 12, 2024, at Timber Creek at 7:00 pm and the 2nd is the Fontana City/ County meeting at the Fontana Christian Church December 17, 2024, at 10:00 am.
Commissioner Pretz stated thank you to the taxpayers of Miami County.

ADJOURNMENT

The meeting was adjourned at 1:27 p.m.

(Seal) COUNTY CLERK KANSAS MIAMI COUNTY

Tyler Vaughan, Chairman

ATTEST: Janet White

Janet White, County Clerk