

**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 April 30, 2025. Those present were:

George Pretz, Chairman	Shane Krull, County Administrator
Tyler Vaughan, Pro-Tem	Wendy Newton, Deputy Clerk
Keith Diediker, Commissioner	Darcy Wilson, Operation Support Specialist
Paul Scruggs, Commissioner	
W. Jene Vickrey, Commissioner	

Visitors: Jeff Oliver, Ofelia Banuelos, Juan Banuelos, Perla Villarneal, and Efrain Jaquez.

CALL TO ORDER

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

CONSENT AGENDA

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

- Approval of minutes of the County Commission Meeting on April 23, 2025
- Approval of AP payment vouchers
- Sanitary Sewer Easement and Temporary Construction Easement Purchase-Luay Alrammah (A25-04-020)
- Sanitary Sewer Easement and Temporary Construction Easement Purchase-Engelmann Farms, LLC (A25-04-021)
- Adding the Orders of Corrections of Irregularities
- Removed Request for RFP - New Brush Unit Louisburg Station from Unfinished Business

Commissioner Diediker seconded; the vote was unanimous.

PRESENTATIONS AND AWARDS AND PROCLAMATION

Proclamation - National Nurse Appreciation Week.

NEW BUSINESS

Matt Oehlert, Road and Bridge Engineering Project Manager, is requesting the Commission to authorize the Commission Chair to award and execute the agreement with Pfeifferkorn Engineering & Environmental, LLC for the 2025 Asphalt Correct Maintenance Program in the amount of \$62,200.00. Mr. Oehlert stated, this in reference to project 24-07-ST-CO (702). Bids opened on April 22, 2025, with three competitive bidders. Commissioner Diediker moved to approve as presented, Commissioner Vaughan seconded; the vote was unanimous. (A25-04-022)

Matt Oehlert, Road and Bridge Engineering Project Manager, is requesting the Commission to authorize the Chairman to award and execute the agreement with Pfeifferkorn Engineering & Environmental, LLC for the FAS 270 Bridge Guard Fence Replacement project, in the amount of \$20,400.00. Mr. Oehlert stated, this is in reference to project 22-02-CO (691). Bids opened April 22, 2025, with two competitive bidders. Commissioner Diediker moved to approve as presented, Commissioner Vaughan seconded; the vote was unanimous. (A25-04-023)

Matt Oehlert, Road and Bridge Engineering Project Manager, is requesting the Commission to authorize the Chairman to execute the agreement for the construction of the 2025 Asphalt Corrective Maintenance Program. This is in reference to Project No. 24-07-ST-CO (702). The construction agreement is between Miami County and Superior Bowen Asphalt Company, LLC in the amount of \$3,481,694.35. This is the 2mil overlay and base repair of 223rd Street from Woodland to Metcalf. Metcalf will receive 2mil overlay with asphalt repair from 215th Street to 271st Street. Work is expected to begin between May 12, 2025, and August

11, 2025, and last for 120 working days. This agreement is for both the base and alternate work that was part of this bid selection. The Commission will have the option to increase services on this project or encumber those funds for something else. Commissioner Pretz asked where the financing for this project was coming from? Mr. Oehlert answered the \$1,600,000 is coming from sales tax and the remaining is coming from Road and Bridge budget. Commissioner Vaughan asked when an appropriate time would be to discuss additional projects? Mr. Oehlert stated that Superior Bowen is willing to bid and add projects on at any time, at this point he just needs to get the signed agreement to them and then he is willing to meet with commission next week to discuss the possible additional bids needed. Commissioner Vaughan moved to approve as presented, Commissioner Vickery seconded; the vote was unanimous. (A25-04-024)

Eric Sandberg, Road and Bridge Director, is requesting the Commission to authorize staff to solicit price proposals for the Miami County transfer station building repairs. Waste management has submitted a list of repairs needed at the facility which include roof leaks, concrete issues in the floor, and some wall repairs. Commissioner Vickery moved to approve as presented, Commissioner Diediker seconded; the vote was unanimous.

Eric Sandberg, Road & Bridge Director, is requesting Commission to authorize the notice of award (RFB 2025-07) for American Equipment Company in the amount of \$29,480.00 for two 2.0 cubic yard salt spreaders and two 9-foot snowplows. Bids were opened on April 22, 2025, at 9:00am. American Equipment Company was the apparent low bidder at \$12,598.00 for two 2.0 cubic yard salt spreaders and \$16,882.00 for two 9-foot snowplows. Commissioner Vickery stated for those listening to know the purpose of this purchase was so we can get residential streets cleared and treated a little faster and non CDL operators working. Commissioner Diediker moved to approve as presented, Commissioner Vickery seconded; the vote was unanimous.

Eric Sandberg, Road & Bridge Director, is requesting the Commission to award the Road Oil for the 2025 Construction Season to Vance Brothers. Bids for the road oil for construction season (RFB 2025-06) was opened on April 22, 2025, at 9:00am. The Vance Brothers, LLC and Coastal Energy Corporation, both submitted bids for 120,000 gallons of RS-1H and 5,000 gallons of SS-1H. Vance Brothers, LLC was the apparent low bidder with a total cost of \$245,000 and a demurrage rate of \$100.00 per hour. Commissioner Diediker moved to approve as presented, Commissioner Vaughan seconded; the vote was unanimous.

Kenneth Cook, Planning Director, requested the Commission to consider a Conditional Use Permit to allow an equestrian event arena in the agricultural zoning district. Mr. Cook stated that conditions have been amended. Applicants have agreed to the changes in number 4 (a maximum of five events per year) and number 14 (the applicant shall be responsible for any annual dust control if required by the Planning Commission). Mr. Cook stated there was a protest petition presented by neighboring property owners that did exceed the minimum 20 percent of the surrounding area, with that this will require a super majority vote by the County Commissioners to approve. Commissioner Diediker asked how far the arena was from the property line? Mr. Cook explained that most of the arena meets or exceeds the twenty-foot set back however there is a small section that is slightly closer than the twenty foot requirement. Commissioner Diediker then asked what the noise level was supposed to be kept at? Mr. Cook answered that the current resolution states 70 decibels. Commissioner Diediker asked about monitoring the noise or noise complaints? Mr. Cook explained if there were complaints, they would be dealt with by his office during regular business hours. Commissioner Diediker asked if Mr. Cook had discussed a possible Special Event Permit with the applicants? Mr. Cook stated they had discussed it, but that would not meet their needs with only allowing one or two events a year. Commissioner Vaughan stated that he went with Commissioner Diediker and drove around the property and the extent of work they have done, the investment made, the area it is in, he thinks it is a great idea. Commissioner Vaughan also stated he thinks the applicants have gone above and beyond. Putting a new culvert in, road improvements, dust control, and moving entrances. He thinks this is what they want Miami County to be, a rural agricultural celebration event in the right spot. Commissioner Scruggs

stated that when he reads the comprehensive plan it is what the community wants, a recreational activity, zoned agricultural, with improving the roads. Commissioner Diediker stated that he thought applying for a Special Event Permit for a couple of years, to make sure everything thing works out good and then apply, instead of jumping into a Conditional Use Permit for ten years. Commissioner Vaughan stated that his only argument with that is that they are willing to invest, they went through the process, made the commitments we have asked them to do, and he would hate to have them go through the process, cost, and all the time just to have it kicked back and say let's try a special event and let's try this in a year. Commissioner Pretz asked what the concern was when staff did not recommend? Mr. Cook explained originally it was road right of way, road improvements, and neighboring properties. With the narrow property line there was a concern of possible negative impacts to the neighborhood. Commissioner Vaughan asked if all neighboring properties were all large lot agriculture? Mr. Cook answered yes. Commissioner Vaughan asked the applicant to come up and respond to the conditions of the Conditional Use Permit? Ofelia Banuelos, 24345 West 383rd Street, stated that they agree to the maximum of five events per year. Commissioner Vaughan asked if they agreed to the events being 1pm to 9pm? Ms. Banuelos agreed. Commissioner Pretz asked if they agreed to the road improvement and dust control? Ms. Banuelos stated they have quotes from engineering, and they will work with Mr. Cook and Miami County Road and Bridge to make sure they have everything in place. Commissioner Scruggs asked when the first event will be? Ms. Banuelos stated we cannot plan until we have approval. Commissioner Vaughan stated good answer. Commissioner Scruggs then asked if approved when would the first one be? Ms. Banuelos stated it would take them about a month. Mr. Cook added that the applicants have been working with the Planning and Code Department on getting the inspections needed so they are compliant with code. Commissioner Pretz asked Commissioner Vaughn if he is in total agreement with the findings and conditions as printed; Commissioner Vaughan stated yes. Commissioner Vaughan moved to approve as presented, Commissioner Scruggs seconded; the vote passes 4 approved -1 nay (Diediker). (R25-004-014)

COMMISSIONERS COMMENTS

Commissioner Vaughan motioned to appoint Bonnie "Rob" Roberts to the Miami Council on Aging as at-large member. Commissioner Pretz seconded; Commissioner Vickery complimented Mr. Roberts on his dedication, he always shows up, does a job, and works hard. The vote was unanimous.

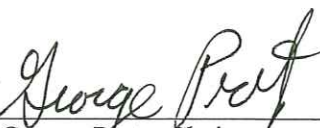
Commissioner Vaughan and Commissioner Pretz joined the Transportation Forum. There were several representatives there from Kansas Department of transportation (KDOT), senior citizen representation, TRI-KO, Lake Mary, and Elizabeth Layton. Janet McCray, Economic Development Director, and the Extension Office helped put this together. We learned the challenges around transportation and how it was defined. We assigned representatives from each of those groups to produce some solutions to manage the transportation issues when the Paola Senior Center and Lake Mary end their transportation services very shortly.

Commissioner Pretz would like to remind everyone of the Paola County/City meeting on Tuesday May 6, 2025, at 9am at the Paola Fire Station.

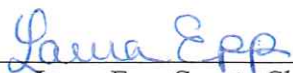
ADJOURNMENT

The meeting was adjourned at 1:38 p.m.




George Pretz, Chairman

ATTEST:


Laura Epp, County Clerk