

**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 3, 2025. Those present were:

George Pretz, Chairman	Laura Epp, County Clerk
Tyler Vaughan, Pro-Tem	Cari Foster, Operation Support Specialist
Keith Diediker, Commissioner	
Paul Scruggs, Commissioner	
W. Jene Vickrey, Commissioner	

Visitors: Courtney Crawford, Parker Staats, Jana Harrington Barcus

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 November 26, 2025
- Approval of AP payment vouchers and payroll
- Resolution - Authorizing abatement of real property taxes for the Cousins homestead (R25-12-043)
- Resolution - Authorizing abatement of real property taxes for the Johnson homestead (R25-12-044)
- Resolution - Authorizing abatement of real property taxes for the Lowry homestead (R25-12-045)
- Add-on: Action Agenda number 5 - Farm Tour 2026 Fund Allocation

Commissioner Diediker seconded; the motion carried, and the vote was unanimous.

ACTION AGENDA

Matthew Oehlert, Engineering Project Manager, requested the Commission to authorize Project 26-01-CO (670) for the 2026 Asphalt Corrective Maintenance Program. Mr. Oehlert said this is not a road rehabilitation proposal, this is a Corrective Maintenance asphalt Program. The base bid for the 2026 Corrective Maintenance Program is located on 287th Street from Hedge Lane west to Pressonville Road; Pressonville Road from 287th Street north to K-68 Hwy; Osawatimie Road from 287th Street north to K-68 Hwy; Hedge Lane from 287th Street north to K-68 Hwy. Bid Alternate 1-Lone Star Road from 303rd Street north to K-68 Hwy Bid Alternate 2-Harmony Road from 255th Street north to Tontzville Road; Tontzville Road northwest to Lone Star Road. We plan on doing bridge road work to the bridge as well. This is coming out of the Road and Bridge budget. The total cost of the project is \$3,400,000.00. With having alternate locations, we can pick and choose if we are constrained in our 2026 budget. Commissioner Vaughan moved to approve, Commissioner Diediker seconded; the motion carried, and the vote was unanimous. (A25-12-073)

Kenneth Cook, Planning Director, requested the Commissioners to consider a Resolution 25001-TA: Bed & Breakfast and Short-term Rental Facilities Regulations. Mr. Cook said the Planning Commission did not like putting a limitation for a two-acre requirement, so that limitation is not in the current regulations. The regulations would provide a registration process for short term rentals or Bed & Breakfast facilities. For the few existing facilities Miami County has and if some of our event venues want to have a short-term rental or Bed & Breakfast they would go through the Conditional Use Permit (CUP) process, they would not fall under the registration process. The regulations do limit the amount of people staying in a short-term rental to a maximum of ten occupants and a maximum of five bedrooms. If we receive a complaint from someone who rented a facility, we would then contact the property owner to set up an inspection. Setting up a Bed & Breakfast would not have to go through the CUP process, they would go through the registration process. There were other changes and updates to the regulations to accessory dwelling unit (ADU) regulations being prohibited from short-term rental. The Planning Department will come back to the Commission with an

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updated fee schedule. Commissioner Vickrey said after the discussion during the study session, I feel comfortable both the two-acres and making this opportunity available to everyone with some exclusions. Commissioner Diediker said he is not in favor of short-term rentals; he sees problems opening up pandoras box. Commissioner Vaughan moved to approve as presented with getting the fee schedule updated at a later date, Commissioner Pretz seconded; the motion carried 4 to 1; four in favor and Commissioner Diediker opposed. (R25-12-046)

Commissioner Vaughan made a motion to appoint Chairman Pretz as the voting delegate and Commissioner Scruggs as the Alternate voting delegate for the KWORCC annual meeting. Commissioner Diediker seconded; the motion carried, and the vote was unanimous.

Commissioner Vaughan made a motion to appoint Chairman Pretz as the voting delegate and Commissioner Scruggs Alternate voting delegate for Kansas Association of Counties (KAC), Commissioner Diediker seconded; the motion carried, and the vote was unanimous.

Farm Tour 2026 Fund Allocation. Commissioner Scruggs said we had Courtney Crawford and Jana Harrington Barcus come talk to us during the Study Session about the farm tour. It was a lot more detailed than I thought. Commissioner Vaughan said, "we have a lot of smart people in the county and kudos to you guys for taking control and doing what's best for farmer led economic opportunity." Commission Vickrey said the proposal looks well thought out and organized and I look forward to the work you do. Commissioner Scruggs moved to give the Miami County Spring Farm Tour, which is a 501C3, \$7,000.00 in increments of \$4,000.00 early in our 2026 budget with an additional potential payment of \$3,000.00 for the Agritourism group to continue two or more Agriculture tours, Commissioner Diediker seconded; the motion carried, and the vote was unanimous.

APPLICATIONS

Laura Epp, County Clerk, request the Chairman to sign the Cereal Malt Beverage License for Dollar General Store #22007, 2579 Old KC Road in Marysville Township in Paola, Kansas. Commissioner Vaughan moved to approve as presented, Commissioner Diediker seconded; the motion carried, and the vote was unanimous.

COMMISSIONERS COMMENTS

Commissioner Diediker announced the final City/Council Summit is December 16, 2025, at 10:00 am at Fontana Christian Church on Hedge Lane.

Commissioner Vickrey thanked the Road and Bridge crew for doing a great job this week on the early snow.

Commissioner Scruggs said with this exercise with the Spring Farm Tour, there are a lot of counties that are known for destination markets. Commissioner Scruggs asked when thinking of the Cider Mill and the Spring Farm tour, can we be a destination market to our neighbors to the north? When working at Corporate Woods people in Overland Park had never heard of Roots Festival and Cider Fest.

Chairman Pretz reminded everyone there is no meeting December 10, 2025, due to Kansas Association of Counties meeting in Wichita next week.

ADJOURNMENT

The meeting was adjourned at 1:20 p.m.



ATTEST:

Laura Epp
Laura Epp, County Clerk

George Pretz
George Pretz, Chairman