

June 28, 2016
Reno County Courthouse
Hutchinson, Kansas

The Board of Reno County Commissioners met in agenda session with, Chairman Dan Deming, Commissioner Brad Dillon, County Administrator Gary Meagher, County Counselor Joe O'Sullivan and Minutes Clerk Cindy Martin, present. Commissioner Schlickau was not in attendance.

The meeting began with the Pledge of Allegiance and a short sectarian prayer led by Reverend Jeff Slater, First United Methodist church.

There were two additions to the agenda; report on bids for the old jail remodel, sales tax report.

Mr. Dillon moved, seconded by Mr. Deming, to approve the Consent Agenda consisting of the Accounts Payable Ledger for claims payable on July 1, 2016 of \$215,645.82 as submitted. The motion was approved by a 2-0 vote.

County Counselor Joe O'Sullivan recommended approval for an amended and restated access agreement and easement with Morton Salt, Incorporated for monitoring wells or well heads. Mr. O'Sullivan gave a brief history of the construction, maintenance and operation of a Soil Vapor Extraction and Air Sparge System on Morton property for the purpose of groundwater contamination released from other non-Morton facilities. This agreement is to decommission the Remediation System that was set in place. He noted that four monitoring wells will remain on the Morton Salt premises in accordance with Kansas Department of Health and Environment (KDHE) requirements and need to be maintained indefinitely for continuing groundwater monitoring. There will be two easements on the amended agreement for the four monitoring wells. The balance of the agreement follows the original. All the other equipment and buildings will be removed. **Mr. Dillon moved, seconded by Mr. Deming,** to approve the agreement as outlined by Mr. O'Sullivan. The motion was approved by a 2-0 vote.

Solid Waste Office Manager Megan Davidson and Luke Massoth, Project Engineer for SCS Engineers met with the Board to recommend approval for a proposal from SCS Engineers for 2016

Engineering and Planning Scope of Services at the Landfill for \$21,400. Ms. Davidson stated this was an annual service and identified three individual tasks for this proposal; 2016 volume calculations \$10,000, Industrial Storm Water General Permit (NOI) Notice of Intent and (SWPPP) Storm Water Pollution Prevention Plan \$7,100, and Surface Emissions Monitoring Work Plan \$4,300 for a total of \$21,400. Mr. Massoth added that the EPA was cracking down on landfills to make sure they are in compliance for the Storm Water Pollution Plan. After modifying the plan it will put the Reno County Solid Waste Facility in compliance. **Mr. Dillon moved, seconded by Mr. Deming,** to approve the proposal as outlined by Ms. Davidson. The motion was approved by a 2-0 vote.

County Planner Mark Vonachen was present to discuss case #2016-01 a request by IdeaTek Equity Group, LLC for a conditional use permit to establish an indoor storage facility, CrossFit gym, rental of the kitchen and gym event center on land zoned R-1-Rural Residential District. The property is located at 4601 North Plum Street and East 43rd Avenue and known as the old Prosperity School.

At 9:10 Mr. Dillon moved, seconded by Mr. Deming, to open the public hearing.

Mr. Vonachen discussed the Planning Boards nine conditions for approval. The parking was a major issue with the Planning Board offering three options to consider; (1) for the applicant to comply with the new regulations by paving the full lot since the entrances were off of a paved road, (2) approve a waiver to pave a portion of the lot, (3) pave time line. The applicant wanted to put four parking stalls for the CrossFit gym on the south side of the building and seventeen stalls for the storage units on the west side. He discussed the Planning Commission's approval conditions and options for paving per regulations. The Board, after a long discussion on paving the parking lot, came to the conclusion to keep the paving per the developers plan but would vote next week.

Daniel Friesen from IdeaTek made a presentation and gave a brief history of the project.

Mr. Meagher stated if the Commission decided to adopt a resolution in next week's meeting it would reflect directions for Mr. Vonachen.

At 10:20 Mr. Dillon moved, seconded by Mr. Deming, to close the public hearing.

Mr. Meagher was also present to report on the bid opening for the old jail remodel project. He stated that two base bids were received. The low bid was from Compton Construction, Wichita, Kansas for \$695,000. Compton Construction also did the RCAT and PrairieStar buildings. Regier Construction, Newton, Kansas bid \$814,000. There were alternate bids for the removal of plumping in the old jail, finish painting, finishing the floor, and condenser unit. The base bid was for 185 linear feet of bars to be removed with Compton Construction adding \$312 per any extra linear foot over the 185 feet. The project has 150 days to be completed. Mr. Dillon asked about bond money. Mr. Meagher replied that the bid opening was on July 7th for the security entrance with 60 days to decide on the bid and alternates.

Mr. Meagher then presented the sales tax report. He stated both were down.

County Appraiser Brad Wright met with the Board for his regularly scheduled meeting. He discussed various topics not requiring action by the Board.

At 10:30 the meeting adjourned until 9:00 a.m. Tuesday, July 5, 2016.

Approved:

Chair, Board of Reno County Commissioners

(ATTEST)

Reno County Clerk
cm

Date