

March 7, 2017
Reno County Courthouse
Hutchinson, Kansas

The Board of Reno County Commissioners met in agenda session with, Chairman Dan Deming, Commissioner Ron Hirst and Commissioner Bob Bush, County Administrator Gary Meagher, County Counselor Joe O'Sullivan, and Minutes Clerk Cindy Martin, present.

The meeting began with the Pledge of Allegiance and a short sectarian prayer led by Pastor Darryl Peterson, Grace Christian Church.

There were three additions to the agenda; fire update, 43rd bridge traffic study issue, closing comments by Commission.

Commissioner Deming visited the staging area on west 4th Street, spoke to some of the firefighters and thanked them on behalf of the Commission and residents and for stopping the fire at 56th Avenue.

County Administrator Gary Meagher updated the Board on the fire situation. He asked the public to keep all affected by the fires in their thoughts and prayers. An evacuation order was issued that covered Hendricks Street to K-61 Highway from 30th Avenue to 108th Avenue, the area includes the Highlands. Seventeen law enforcement agencies responded to maintain security around the fire zone and assisted residents to retrieve items from their homes. Thirteen of those agencies were from outside Reno County. A new shelter was set up at the Kansas State Fairgrounds since the first shelter on west 4th at the USD 309 Administration Building was not adequate for the amount of residents seeking shelter. National Guard Blackhawk helicopters would be assisting with air water drops. Currently there are more than 100 firefighters still out battling fires so we are asking the public to remain out of the fire areas, so first responders can do their jobs. Residents will not be able to enter the area until it has been determined safe to return. The Kansas Emergency Management Team has been assisting with issues and a Type II Federal Emergency Team is expected to arrive today. The Type II Federal Emergency Team has experience with large wildfires in other states. There has been approximately 6,000 acres burned since Saturday along with property damage; however due to the efforts of the first responders a lot of property has been saved from burning. It is unknown how many homes have been lost or damaged. Once the fires are contained

the first responders will be able to make a better determination. The weather conditions are expected to be windy again and continue through the afternoon which may cause more fire danger.

Commissioner Bush spoke about the evacuation experience.

Commissioner Deming thanked RCAT for using buses for evacuation. The Board will draft thank you letters for agencies and individual responders involved with the fires.

Commissioner Hirst noted the pre-evacuation notice gave plenty of time for residents to prepare to leave their homes.

Mr. Hirst moved, seconded by Mr. Bush, to approve the Consent Agenda consisting of the Accounts Payable Ledger for claims payable on March 10, 2017 of \$277,268.87 and also consisting of pending Added, Abated and Escaped Taxation Change Orders numbered 2017-391 through 397, 401, 402, 404, 405, 407, 410 through 413 as submitted. Next item directs the chairman to sign minutes for January 3rd, 10th, 17th, 24th and 31st, 2013 as submitted. The motion was approved by a roll call vote of 3-0.

Mr. Bush moved, seconded by Mr. Hirst, to open the public hearing for Planning & Zoning Case #2017-01, a request by Prairie Dunes, Inc. (Applicant: BG Consultants, Inc.) for a conditional use permit to construct an eight bedroom lodging unit for the purpose of providing temporary rental housing for guests of Prairie Dunes Country Club. Property is currently zoned AG - Agricultural District and located on the north side of East 30th Avenue approximately 700' west of Prairie Dunes Drive. The motion was approved by a roll call vote of 3-0.

County Planner Mark Vonachen was present and commented that no protest was filed. He reminded the Commission that staff and the Planning Board voted 6-0 to approve based on the 11 factors and 4 conditions. Commissioner Bush asked about the fire protection issue. Mr. Vonachen stated that the county had no building codes or regulations to address the fire issue and the developer would have to address these things with the building.

Sid Arpin, BG Consultant was in the audience representing Prairie Dunes. He stated there are two existing hydrants within 200 feet of the proposed lodge, one to the north and the other to the south, which is adequate coverage. He did not believe there was an issue for fighting fires.

Mr. Bush moved, seconded by Mr. Hirst, to close the public hearing. The motion was approved by a roll call vote of 3-0.

Mr. Bush moved, seconded by Mr. Hirst, to approve the Planning & Zoning Case #2017-01 for Prairie Dunes, Inc. to construct an eight bedroom lodge as outlined in the public hearings and based on the Planning & Zoning Boards recommendation. The motion was approved by a roll call vote of 3-0.

Gilmore and Bell's Bond Attorney, Kevin Cowan addressed the Board for approval of a resolution #2017-08; **A RESOLUTION AUTHORIZING AND DIRECTING THE ISSUANCE, SALE AND DELIVERY OF TAXABLE GENERAL OBLIGATION TEMPORARY NOTES, SERIES 2017-2; PROVIDING FOR THE LEVY AND COLLECTION OF ANNUAL TAX, IF NECESSARY, FOR THE PURPOSE OF PAYING THE PRINCIPAL OF AND INTEREST ON SAID NOTES ASA THEY BECOME DUE; MAKING CERTAIN COVENANTS AND AGREEMENTS TO PROVIDE FOR THE PAYMENT AND SECURITY THEREOF; AND AUTHORIZING CERTAIN OTHER DOCUMENTS AND ACTIONS CONNECTED THEREWITH.** The resolution was for the purchase of voting machines and improvements to Solid Waste equipment. Mr. Cowan briefly went over the maturity of the bonds being on a four year schedule from March, 2018 to March 1, 2021. He briefly went over the payoff amounts starting with \$116,000 next year. The debt service was set at 2 percent with the county purchasing their own funds. Idle funds would be transferred to the project fund and closing will take place in two weeks. **Mr. Bush moved, seconded by Mr. Hirst,** to approve resolution 2017-08 as discussed by Mr. Cowan. The motion was approved by a roll call vote 3-0.

Mr. Vonachen was also present to recommend approval for a request by the City of Willowbrook to establish and Area of Influence as per Article 20-103 of the Reno County Zoning Regulations instead of the extra territorial that most cities have in the zoned area. Area of Influence, in this case, means that the commission would retain control over zoning decisions. Extra Territorial- means the city would control the zoning decisions even though the property is outside of the city limits. Willowbrook's Area of influence would be a boundary on the west at Yaggy Road, east at Pennington Road, the south boundary would be 30th Avenue if it went through, and the north boundary would cross 56th Avenue up past 62nd Avenue to include all of the Kansas Bible Camp's property. The Planning Board approved this area map while staff recommended stopping at 56th Avenue to match the City of Hutchinson. In the regulations the area should be reasonably able to be served by public sewer and water and Mr. Vonachen did not believe the north boundary above 56th would be served by the public utilities. A large concern of Willowbrook residents was the water quality and they would like to control what goes on around their boundaries to preserve that quality. The homes are currently on well systems not public water however they do have public sewer. The area of influence

is the city's way of being able to file a protest for cases that may not be approved by the City of Willowbrook then they have the opportunity to file a protest and have this commission approve by a 3-0 vote to approve. Most of the area near Willowbrook is in the floodplain.

The Board discussed the issues at Willowbrook. Mr. Deming read comments from the Planning Board meeting before **Mr. Hirst moved, seconded by Mr. Bush**, to approve the request by the City of Willowbrook to establish an Area of Influence as outlined by Mr. Vonachen. The motion was approved by a roll call vote of 3-0.

Health Department Director Nick Baldetti met with the Board to recommend approval for an annual application for Kansas Department of Health and Environment Aide to local grants for State Fiscal Year 2018 of \$707,777. Mr. Baldetti went over the programs that the grant covers with a local match at 40 percent per program and the local match was estimated at \$198,774. **Mr. Hirst moved, seconded by Mr. Bush**, to approve the annual KDHE application for fiscal year 2018 as described by Mr. Baldetti and his request for the Chairman to sign the final document. The motion was approved by a roll call vote of 3-0.

Regional Economic Area Partnership (REAP) was present with current Vice Chair Harvey County Commissioner Chip Westfall, Retired Harvey Administrator John Waldon and REAP Executive Officer Marla Canfield, and President/Chief Executive Officer Keith Lawing to give the Board a presentation. They were present regarding the continued membership of Reno County in REAP for another year. Ms. Canfield gave an overview, goals, and what is REAP their current initiatives. She stated in 2006 Reno County signed the inter-local agreement making it a member. REAP is a voluntary council of government for common issues in this region they currently have representation from 26 local governments. REAP has a long partnership with Hugo Wall School of Public Affairs. She said as requested by REAP, Hugo Wall School will conduct research and provide analysis to items on the 2017 REAP Work Plan and issues that impact the economy in South Central Kansas.

Mr. Westfall briefly discussed working with the Kansas Legislature and addressing work force issues. He has served on several Boards and believes working regionally is important.

Mr. Waldon served as mayor of Hesston and other government positions. He stressed obtaining information and building relationships with others, as a commission, would make you more effective and will serve you well. He believes the most

important was the educational opportunities and ability to develop relationships with larger areas.

Mr. Hirst commented about attending REAP meetings. He gave some stats on manufacturing, economics, and the workforce within the 9-10 counties but where was the Ag. Mr. Westfall addressed the issue of manufacturers. Mr. Westfall spoke about colleges training and educating youth with advanced training to meet the demand.

Mr. Bush endorses economic ideas and supports REAP in their regional efforts. He would be in favor of supporting REAP for another year providing Mr. Hirst represents Reno County.

Mr. Westfall discussed the work force plan. Mr. Hirst wanted to know how involved REAP was with BREG. Ms. Canfield replied BREG (Blueprint for Regional Economic Growth) uses REAP as an informal advisory council and they fall under the Partnership which is a member of REAP.

Mr. Bush moved, seconded by Mr. Hirst, to approve renewal of membership with REAP and elect Ron Hirst as representative for Reno County. The motion was approved by a roll call vote of 3-0.

Mr. Bush requested adding a commissioner comment segment to the end of the agenda. He stated it could be used for information on legislative matters, conferences; identify community information and other discussions.

Mr. Meagher updated the Board on the 43rd street bridge issue. Mr. Meagher stated that a traffic count to see how many vehicles travel and what size would be better than a traffic study.

Commissioner Deming mentioned the QUAD county meeting being hosted by Reno County for the first quarter from 11:45 to 1:00 pm at the courthouse on Monday, March 27th, 2017 lunch will be served.

At 10:35 the meeting recessed for ten minutes.

The meeting reconvened with all Commissioners, County Administrator Gary Meagher, County Counselor Joe O'Sullivan, and Minutes Clerk Cindy Martin, present.

David Yearout gave an overview of the Zoning and Subdivision Regulations by slide presentation to the Board. He went over K.S.A. 12-741 up to 12-758. There is a flood zone county wide however only part of the county is zoned under the

regulations. Charter rules are in effect in the flood zone areas. Also present was President of the Planning Board Tom Etzler, who commented that we need to educate the public on zoning issues and make sure either the contractor or homeowner acquires information for a permit or zone regulations before construction or improvements. Mr. Yearout briefly mentioned the FIRM (Flood Insurance Rate Map) which manages the rates on flood areas and stated the flood zone had been in effect for a long time.

At 12:10 the meeting adjourned until 9:00 a.m. Tuesday, March 14, 2017.

Approved:

(ATTEST)

Chair, Board of Reno County Commissioners

Reno County Clerk

Date

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