



AGENDA
COMMISSION CHAMBERS OF COURTHOUSE
Tuesday, September 15, 2020
9:00 A.M.

I. Call to Order

II. Pledge of Allegiance to the American Flag

III. Welcome and Announcements by Commission Chair

- A. Proclaiming the month of September 2020 as “National Recovery Month”. Seth Dewey, Reno County Health Department Substance Misuse Health Educator, will be present to receive said proclamation.

IV. COVID-19 Update from Interim Health Officer Karen Hammersmith and Emergency Management Director Adam Weishaar

V. Public Comment on Items not on the Agenda.

Please come forward to the podium, state your name and address and limit your remarks to not more than 5 minutes per item.

VI. Determine Additions or Revisions to the Agenda

VII. Consent Agenda

If any Commissioner would like further discussions or explanation of any item they may ask that it be removed from the consent agenda for additional consideration.

- A. Vouchers (bills or payments owed by the county or related taxing units).
- B. Resolution 2020 - ____ approving a conditional use permit request by Yoder 5, LLC (Mark Nissley – Yoder Metal) to expand an existing metal roofing business at 9611 S. Yoder Road (Planning Case 2020-06).
- C. Resolution 2020 - ____ approving a conditional use permit request by Cheney Lake Storage, LLC (Jason Robben) to expand an existing storage facility at 8812 E. Boundary Road (Planning Case 2020-07).
- i. **Action** – Motion to **approve** the Consent Agenda
Bush Hirst Sellers

VIII. Business Items

- A. Bid award for the replacement of thirteen (13) rooftop HVAC units at the Reno County Community Corrections building by Harlen Depew, Maintenance & Purchasing Director.

IX. County Administrator Report

- A. Discussion of fiber options to the landfill.

X. County Commission Report/Comments

XI. Adjournment

PROCLAMATION

NATIONAL RECOVERY MONTH SEPTEMBER 2020

WHEREAS, the misuse of tobacco, alcohol, and illicit drugs is costly to our Nation, exacting more than \$740 billion annually in costs related to crime, lost work productivity and health care according to the National Institute on Drug Abuse; and

WHEREAS, impacts on family dynamics caused by substance misuse may include strained relationships, financial hardships, poor performance at work or in school, exposure to other drugs, reckless behavior, theft or other criminal behavior; and

WHEREAS, testing for Acute Childhood Experiences (ACEs) includes abuse, neglect and household dysfunction, specifically listing physical, emotional and sexual abuse; mental illness; incarceration; household violence and absent parent, the possibility of which is increased in homes affected by alcohol and illicit drug use and misuse; and

WHEREAS, recovery is a process of change through which people improve their health and wellness, live self-directed lives, and strive to reach their full potential by better managing health, home, purpose and community.

FURTHERMORE, The Reno Recovery Collaborative, is one of the local resources for recovery and resilience-based services; and

FURTHERMORE, that by building a durable network of mental and physical health professionals, social service workers, school officials, law enforcement personnel and persons with lived experience, the Reno Recovery Collaborative partners are poised to offer and refer families the means to build resilience, offsetting the effects of ACEs and reducing the public cost of Substance Use Disorder; and

FURTHERMORE, that all families are encouraged to reach out to public or private resources as are necessary for assistance in dealing with substance misuse, recovery, and resilience; and

FURTHERMORE, that citizens are urged to be mindful of the work needed to recover from substance misuse, to give grace and opportunities to those persons in our community living in recovery and to be present in the lives of our children, helping to build resilience for future generations.

NOW, THEREFORE, BE IT PROCLAIMED by the Board of County Commissioners of Reno County, Kansas, that September 2020, shall be known as:

National Recovery Month

IN WITNESS THEREOF, we have hereunto set our hands and caused the Seal of Reno County, Kansas to be affixed this 15th day of September 2020.

BOARD OF RENO COUNTY COMMISSIONERS

Ron Sellers, Chairperson

Bob Bush, Commissioner

Ron Hirst, Commissioner

ATTEST:

Donna Patton, Reno County Clerk



AGENDA REQUEST

INFORMATION: Planning Case #2020-06 – A resolution approving a conditional use permit request by (From and Issue) Yoder 5, LLC (Mark Nissley – Yoder Metal) to expand an existing metal roofing business at 9611 S. Yoder Road.

PRESENTED BY: Mark Vonachen – County Planner II

AGENDA DATE: 9/15/2020

BACKGROUND Planning Commission recommended approval of the request by a 7-0 vote on August 20, 2020.

Board of County Commissioners approved of the request by a 2-0 vote on September 8, 2020.

This resolution journalizes the Board of County Commissioners' decision.

ALTERNATIVE None

RECOMMENDATION Approval of the resolution.

FISCAL IMPACT None

RESOLUTION 2020-

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT
FOR THE EXPANSION OF A METAL ROOFING PRODUCTS BUSINESS ON A
PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21,
TOWNSHIP 24 SOUTH, RANGE 5 WEST OF THE 6TH P.M. IN RENO COUNTY,
KANSAS**

WHEREAS, Yoder 5, LLC by and through Mark Nissley applied for a Conditional Use Permit to construct 100' x 200' x 20' building upon a defined parcel of land more particularly described as follows:

A tract identified located in the SE ¼ in Section 21, T24S, R5W of the 6th PM., in Reno County, Kansas as more fully described on that trustee's deed filed in Book 619 on page 170 of the Office of Reno County Register of Deeds on August 17, 2011 which is incorporated herein by reference as if more fully set out.

WHEREAS, said parcel is currently zoned R-1 – Rural Residential District for residential use in accordance with the Reno County Zoning Regulations; and a metal roofing products business is permitted in the R-1 Zoning District with a Conditional Use Permit; and

WHEREAS, the Reno County Planning Commission conducted a public hearing on the Application on August 20, 2020, following satisfaction of all notice requirements for such hearing as required by K.S.A. 12-757; and

WHEREAS, at the public hearing all interested parties in attendance were provided an opportunity to be heard; and the Reno County Planner presented a written report for the Conditional Use Permit dated August 13, 2020 which report, under the heading "FACTORS", included a discussion and applications to be considered when making land use decisions pursuant to Golden v. City of Overland Park, 224 Kan. 591. Additionally, the Reno County Planner presented a staff recommendation in support of the Application; and

WHEREAS, the Reno County Planning Commission adopted and recommended approval of the Conditional Use Permit with conditions based upon the Reno County Planner's analysis of the "FACTORS" to be considered pursuant to Golden and other factors as outlined in the Reno County Zoning Regulations numbered one through nine inclusive; and

WHEREAS, the Reno County Planning Commission also recommended granting a waiver from the parking, paving, screening, and loading requirements pursuant to Article 20-104 (2) of the Zoning Regulations; and

WHEREAS, on September 8, 2020, the Reno County Commission at its regular public meeting received a Summary Report dated August 26, 2020, of the proceedings before the Reno County Planning Commission and the Planning Commission's recommendation of approval of the Conditional Use Permit with special conditions and a waiver of the parking, paving, screening, and loading requirements; and

WHEREAS, upon conclusion of the Board's deliberations, Commissioner Hirst moved to approve the Planning Commission's recommendation for approval of the Conditional Use Permit along with all of the special conditions and the waivers recommended by the Planning Commission. In support of his motion, Commissioner Hirst cited "FACTORS" numbered one through nine inclusive found in the analysis presented within the Reno County Planner's Summary Report. Commissioner Sellers seconded the motion. The motion was approved by unanimous vote.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF RENO COUNTY, KANSAS, that the above and foregoing findings are adopted as the decision of this Board. The aforesaid Conditional Use Permit

Application made by Mark Nissley is approved subject to all of the aforementioned special conditions and the waivers.

BE IT FURTHER RESOLVED that this resolution be effective from and after its publication in the official county newspaper.

APPROVED AND ADOPTED in regular session this 15th day of September 2020.

BOARD OF COUNTY COMMISSIONERS
OF RENO COUNTY, KANSAS

Ron Sellers, Chairman

Bob Bush, Vice-Chairman

Ron Hirst, Member

ATTEST:

Donna Patton, County Clerk



AGENDA REQUEST

INFORMATION: Planning Case #2020-07 – A resolution approving a conditional use permit request by
(From and Issue) Cheney Lake Storage, LLC (Jason Robben) to expand an existing storage facility at
8812 E. Boundary Road.

PRESENTED BY: Mark Vonachen – County Planner II

AGENDA DATE: 9/15/2020

BACKGROUND Planning Commission recommended approval of the request by a 7-0 vote on August 20, 2020.

Board of County Commissioners approved of the request by a 2-0 vote on September 8, 2020.

This resolution journalizes the Board of County Commissioners' decision.

ALTERNATIVE None

RECOMMENDATION Approval of the resolution.

FISCAL IMPACT None

RESOLUTION 2020-

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT
FOR THE EXPANSION OF AN EXISTING STORAGE FACILITY ON A
PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19,
TOWNSHIP 26 SOUTH, RANGE 4 WEST OF THE 6TH P.M. IN RENO COUNTY,
KANSAS**

WHEREAS, Cheney Lake Storage, LLC by and through Jason Robben, applied for a Conditional Use Permit to construct two additions onto an existing storage building and add ten (10) outdoor storage stalls upon a defined parcel of land more particularly described as follows:

Lot One Block Three of Cedarview Lodge Replat Subdivision.

WHEREAS, said parcel is currently zoned R-3— Single Family Residential District for residential use in accordance with the Reno County Zoning Regulations; and a storage facility is permitted in the R-3 Zoning District with a Conditional Use Permit; and

WHEREAS, the Reno County Planning Commission conducted a public hearing on the Application on August 20, 2020, following satisfaction of all notice requirements for such hearing as required by K.S.A. 12-757; and

WHEREAS, at the public hearing all interested parties in attendance were provided an opportunity to be heard; and the Reno County Planner presented a written report for the Conditional Use Permit dated August 13, 2020 which report, under the heading “FACTORS”, included a discussion and applications to be considered when making land use decisions pursuant to Golden v. City of Overland Park, 224 Kan. 591. Additionally, the Reno County Planner presented a staff recommendation in support of the Application; and

WHEREAS, the Reno County Planning Commission adopted and recommended approval of the Conditional Use Permit with conditions based upon the Reno County Planner's analysis of the "FACTORS" to be considered pursuant to Golden and other factors as outlined in the Reno County Zoning Regulations numbered one through ten inclusive; and

WHEREAS, on September 8, 2020, the Reno County Commission at its regular public meeting received a Summary Report dated August 26, 2020, of the proceedings before the Reno County Planning Commission and the Planning Commission's recommendation of approval of the Conditional Use Permit with special conditions; and

WHEREAS, upon conclusion of the Board's deliberations, Commissioner Hirst moved to approve the Planning Commission's recommendation for approval of the Conditional Use Permit along with all of the special conditions recommended by the Planning Commission. In support of his motion, Commissioner Hirst cited "FACTORS" numbered one through ten inclusive found in the analysis presented within the Reno County Planner's Summary Report. Commissioner Sellers seconded the motion. The motion was approved by unanimous vote.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF RENO COUNTY, KANSAS, that the above and foregoing findings are adopted as the decision of this Board. The aforesaid Conditional Use Permit Application made by Jason Robben is approved subject to all of the aforementioned special conditions.

BE IT FURTHER RESOLVED that this resolution be effective from and after its publication in the official county newspaper.

APPROVED AND ADOPTED in regular session this 15th day of September 2020.

BOARD OF COUNTY COMMISSIONERS
OF RENO COUNTY, KANSAS

Ron Sellers, Chairman

Bob Bush, Vice-Chairman

Ron Hirst, Member

ATTEST:

Donna Patton, County Clerk



AGENDA ITEM

INFORMATION: Bid award for the replacement of thirteen (13) rooftop HVAC units at the Reno County Community Corrections Building.
(From and Issue)

PRESENTED BY: Harlen Depew, Maintenance & Purchasing Director

AGENDA DATE: September 15, 2020

BACKGROUND The current HVAC rooftop units were installed in 1999 and are in need of replacement. Requests for Bids were sent out to Nelson Heating & Air, Sturgeon Plumbing, Wonsettler Refrigeration, Decker & Mattison and Kruse Corporation with a bid opening of Friday, September 4, 2020 at 2:00 PM. Sturgeon & Plumbing submitted a bid of \$80,740.80 with an estimated completion date of November 1st and would install Carrier units. Decker & Mattison submitted a bid of \$92,989.00 with an estimated completion date of November 15th, pending availability of equipment, and would install the same type of units currently in place, Trane. No other bids were received.

ALTERNATIVE

- 1) Accept the low bid of \$80,704.80 from Sturgeon & Plumbing.
- 2) Accept the bid of \$97,989.00 with from Decker & Mattison.
- 3) Reject all bids.

RECOMMENDATION Accept the low bid of \$80,740.80 from Sturgeon & Plumbing

FISCAL IMPACT This project would be funded from the Corrections Building Special Rent Fund.



August 20, 2020

INVITATION TO BID

(13) Rooftop heating and cooling unit replacements

Located at:

Reno County Field Corrections

109 W. 1st Ave.

Hutchinson, Kansas, 67501

PROJECT SCOPE

The project involves providing all material, equipment, and installation for direct replacement of thirteen (13) roof top units in the Reno County Field Corrections building. Bids shall be based on the following specifications:

The existing units are Trane 208/230 V single phase units.

(3 ea.) Model YCC024F1LOBE

(4 ea.) Model YCC030F1MOBE

(4 ea.) Model YCC048F1MOBE

(2 ea.) Model YCC048F1MOBE

All units are down discharge. Curb adapters will be required and included in the bid. All units will be quoted with the following features/specifications:

14 SEER Condensers

Dry bulb economizers

Hail guards

Hinged filter access doors

Warranty period shall be minimum 10 years on the heat exchangers, 5 years on the compressors, and 1 year parts and labor on the entire unit.

Quote shall include all required gas piping, electrical wiring, hoisting, city permits and inspection for the complete replacement of 13 rooftop heating and cooling units.

Bidders are encouraged to look at the existing equipment and on-site installation conditions prior to bidding. Contact Maintenance Director, Harlen Depew at 620-259-8171 to arrange a time to visit the site.

BID RECEIVING

Please complete and return this form, and attach manufacturers specifications for the specific equipment you are proposing, along with warranty information.

Send or hand deliver bids to the County Administration Office, Attn: Harlen Depew, Reno County Courthouse, 206 W. 1st Ave. Hutchinson Kansas by noon on Friday, September 4, 2020. Bids will be opened and reviewed by staff at 2:00 pm at the courthouse, and the lowest and best bid will be presented to the County Commissioners for consideration as soon as possible following bid opening.

PROJECT COMPLETION

Target completion date is by November 15, 2020 or ASAP based on equipment availability.

ADDITIONAL NOTES

1. Reno County reserves the right to reject any or all bids, or to accept any bid.
 2. Contractors shall guarantee their bids for 45 calendar days after bid opening.
 3. Contractor will need to obtain required permits from the City of Hutchinson.
 4. Contractors shall provide a list of a minimum of three (3) references of recent projects of similar or larger size for consideration by owner.
 5. Payment will be made in full upon completion, subject to Reno County's accounts payables process.
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Bid Tabulation Sheet, Corrections Bldg. Rooftop Units (13)

Bids opened 2:00 pm, Sept. 4, 2020 2:00 pm

Contractor	Bid Amount	Estimated Completion Date
Nelson Heating & AC	No bid	
Sturgeon Plumbing	80,740.80	Nov. 1 st
Wonsettler Refrigeration	No bid	
Decker & Mattison	92,989.00	Nov. 15 pending equip. availability
Kruse Corporation	No bid	



Plumbing & Air Conditioning, Inc.

September 4, 2020

Reno County

PROPOSAL

Reno County Field Corrections

Base Bid Per Revised Schedule:

- 13 Carrier 14 SEER Roof Top Units
- 13 Vertical ACC Economizers
- 13 Curb Adapters
- 13 Hail Guards
- 13 Internal Filter Racks
- Complete Installation
- Standard Warranty

Installed Bid:	\$79,973.00
Permit:	\$ 767.80
Tax:	\$ 6,877.62
Total:	\$87,618.42

- References:
- Morton Salt
 - USD 310
 - RCB Bank

Ronald D. Sturgeon
President

BID FORM

The undersigned, having examined the site of the proposed work, hereby propose to furnish all materials, supplies, labor, overhead, profit, supervision, permits, taxes, insurance, etc., necessary to provide the work described.

BID

Submitted by Sturgeon Plumbing and A.C. Inc.

The sum of (Written) Eighty seven thousand six hundred eighteen and forty-two cents

(Numbers) \$ 87,618.42

Estimated date of completion: November 1, 2020

Proposal submitted by,

Company Sturgeon Plumbing and A.C. Inc.

Address 526 W. 1st Box 1769 Hutchinson KS 67504

Phone Number 620-662-5315 Email ron@sturgeonplumbingandac.com

Signature Ronald W. Sturgeon President Date 9-4-2020

BID FORM

The undersigned, having examined the site of the proposed work, hereby propose to furnish all materials, supplies, labor, overhead, profit, supervision, permits, taxes, insurance, etc., necessary to provide the work described.

BID

Submitted by DECKER & MATTISON CO., INC.

The sum of (Written) NINETY-TWO THOUSAND NINE HUNDRED EIGHTY-NINE AND 00/100's

(Numbers) \$ 92,989.00


Estimated date of completion: NOVEMBER 15, 2020 PENDING DELIVERY OF EQUIPMENT

Proposal submitted by,

Company DECKER & MATTISON CO., INC.,.

Address 500 W 2nd AVE, HUTCHINSON, KS. 67504-1096

Phone Number 620-662-2339 Email brett@deckermattison.com

Signature  Date August 27, 2020