

January 14, 2020
Reno County Courthouse
Hutchinson, Kansas

The Board of Reno County Commissioners met in agenda session with, Commissioner Ron Hirst and Commissioner Ron Sellers, Interim County Administrator Bill Hermes, and Minutes Clerk Cindy Martin, present. Chairman Bob Bush was not available.

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

There were no public comments and no additions to the agenda.

Commissioner comments:

Commissioner Sellers noted the new County Administrator Randy Partington was looking forward to moving to Reno County. The county will host a meet and greet on Tuesday, February 18th, 2020 from 2:00 p.m. to 3:30 p.m. in the Veteran's Room for public and staff to meet Mr. Partington. He gave an update on the Quest Center's Board after six months of attending meetings on behalf of the county. He reported this year the amount given was increased to be able to hire a job titled "Navigator", noting that this person will assist entrepreneurs. Last month they had a seminar on how to hire and information for the job description. As of yesterday, they were not quite ready to announce the job description.

Commissioner Hirst noticed the League of Kansas Municipalities had a newsletter templet for the upcoming census. He wanted to remind the public how important it was to accurately do the census for the State of Kansas for potential money and grants that could be received. This templet can be personalized for your community. He attended the K-96 Corridor Annual Development Association meeting last Friday for an update.

Commissioner Sellers suggested tabling item #7c until next week when all three commissioners would be in attendance. Mr. Hirst replied they would table the item when it comes up.

Mr. Sellers moved, seconded by Mr. Hirst, to approve the Consent Agenda consisting of the Accounts Payable Ledger for claims payable on January 17, 2020 of \$522,636.96 and also consisting of pending Added, Abated and Escaped Taxation Change Orders numbered 2019-1179 through 1182, 1185, 1186, 1202, 1206 and 2020-1, 5, and 7 through 21 as submitted. Next item was **resolution #2020-02; A RESOLUTION APPROVING A CONDITIONAL USE PERMIT REQUEST BY FRANCIS & PAMELA SECK TO ESTABLISH A LAVENDER BUSINESS AT 8101 S. RAYL ROAD.** County Counselor Joe O'Sullivan noted in the resolution they included the four occasions the property could be used for with those comments incorporated in the resolution. He said this was the formalization of the decision the Board made last week. The motion was approved by a roll call vote of 2-0.

Maintenance and Purchasing Director Harlen Depew met with the Board on item #7a which had been previously tabled on December 23, 2019, to get information on efficiencies and other possible options from the Kansas State Historic Preservation Office (SHPO) regarding the comprehensive window restoration project for the Courthouse estimated at \$1 million to \$1.5 million. He introduced Mike Seiwert, AIA, LEED AP, Director of Community Architecture with GLMV Architecture.

Mr. Seiwert outlined the scope of the project for refurbishing versus new windows. Energy efficiency was a concern with refurbished windows. He stated windows were measured in convection, conduction, and radiation, three ways heat is transferred without explaining thermodynamics. He recommended refurbishing windows stating it would take care of addressing two, convection and radiation, out of the three issues. Heat loss would be reduced with those two by 60 percent. Conduction needed to be insulated glass and after looking at the historical drawings another possible option was installing a thicker insulated pane. He believed SHPO would say to refurbish. He stated if the windows were to be replaced with custom built ones it would be cost prohibitive and more expensive than they would expect. He said SHPO agrees in most cases to installing an interior storm window, requiring 50 to 60 percent more in cost but would address all three heat transfer issues with energy efficiency.

Commissioner Sellers asked for an explanation of the two out of the three ways for heat transfer. Mr. Seiwert summarized that on a refurbished project they would use the existing frames that were anchored in the masonry. He noted that thermal break means there is a strip that keeps ice from forming on the inside

of the window or getting hot in the summer. He said they couldn't go down that road because they must use the existing frames. Two issues could be addressed by using a Low E glass that would cut 60 percent of the heat loss. State of the art glass they use everywhere and because of the condition of the windows and metal sashes, they recommend sealing the windows shut and replace all the weather stripping cutting down on any drafts. They would study to determine the best windows to use and would be using a drone to get measurements.

Mr. Seiwert said they hire out to use drones on projects because the contractors need to have pictures of the outside condition and get measurements of windows before submitting bids. Generally, a window assessment study is done in order for a contractor to bid and SHPO requires pictures of the project. Drone photography is at a very good price since there are a lot of operators.

Commissioner Sellers asked about replacing the glass windows. Mr. Seiwert explained that they use plywood to cover the window openings while waiting for the ordered glass to come in. All glass will be removed by the contractor and be measured for the new glass which has to be within an eighth of an inch tolerance. He said if they could get the contract going, they could look for alternatives and get more facts about what might be best to do.

Commissioner Hirst questioned the ROI or energy savings for the new windows. Mr. Seiwert would have to research to see the heat loss through all the windows. He stated it takes a lot of time and they could certainly incorporate that in the contract if the Board would like. Mr. Hirst said if the energy savings is over 50 years was it worth spending the million now.

Mr. Depew stated the windows are ninety years old, and one of the issues of not replacing them would be the deterioration causing leaks that over time would have water damage in other areas. They could caulk the windows, but it would not be effective and quite a few of the sashes are rusted to the point of the metal delaminating. This project needs to be done and in the not too distant future.

Mr. Sellers wanted to know if the windows are fixed would it be a 50-year fix. Mr. Seiwert replied that it would be longer than that, maybe 90-years or more. He stated this project would qualify for 80 percent tax credits and the county could sell them which would offset a portion of the cost. You

could get an estimated \$.85 to \$.90 cents on the dollar so it could be around \$250,000. Mr. Seiwert said if you replace with new windows it would not qualify for a tax credit. Only refurbished windows would get the tax credit.

Mr. Sellers moved, seconded Mr. Hirst, to approve a contract with GLMV Architecture to provide architectural services for \$94,000 for the courthouse comprehensive window restoration project due to the age of the windows and to get a report of the issues. The motion was approved by a roll call vote of 2-0. Mr. Sellers noted the public wants this courthouse to be preserved. Mr. Hirst was not in favor of the option to remove the courthouse from the Historical Society.

Mr. O'Sullivan commented that according to statutes it would be very difficult to remove it from the historical society. He said you have limited options once you are on as a historical landmark.

Human Resources Director Renee Harris met with the Board to recommend decreasing the Reno County eligible mileage reimbursement rate from \$.58 cents per mile to \$.575 cents per mile as per the 2020 IRS Standard Mileage. She stated this is an annual request and Reno County usually follows what the IRS rate is since the state has a similar rate. **Mr. Hirst moved, seconded by Mr. Sellers,** to approve the mileage reimbursement rate of \$.575 as outlined by Mrs. Harris. The motion was approved by a roll call vote of 2-0.

Mr. Sellers moved, seconded by Mr. Hirst, to table until next week's agenda session, January 21, 2020, the reorganization of the Board of County Commissioners when all three members will be in attendance. The motion was approved by a roll call vote of 2-0.

At 9:30 the meeting recessed until 11:00 a.m. for a road viewing approximately ¼ mile north of Greenfield Road as part of the consideration to vacate a certain portion of Victory Road as petitioned by Brandon & Kristina Harder. Mr. Hermes, Mr. Brittain, Mr. Sellers, Mr. Hirst, and Minutes Clerk Cindy Martin viewed the road. Upon returning to the courthouse the meeting adjourned until 9:00 a.m. Tuesday, January 21, 2020.

Approved:

Chair, Board of Reno County Commissioners

(ATTEST)

Reno County Clerk
cm

Date