

April 30, 2019  
Reno County Courthouse  
Hutchinson, Kansas

The Board of Reno County Commissioners met in agenda session with, Chairman Bob Bush, Commissioner Ron Hirst and Commissioner Ron Sellers, 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 Tim Kraft, First Church of God.

Public comments:

Amy Brown, 7406 E. Fountain Green Road, asked for clarification on communications to the Commission. There was a Hutchinson News article for emails and phone calls regarding the issue that was before the Planning and Zoning Commission and will be forth coming to the County Commission, what is the process going forward?

County Counselor Joe O'Sullivan replied, after speaking with Mr. Meagher, the communications made to the Commissioners would not be considered part of the Planning and Zoning Official Record at this time, and regarding the article in the paper the source is unknown to us. He stated that some calls have come in but have been dropped. He stated that Mr. Meagher could tell you what the content was, but none of the information coming in would be considered by the County Commission for any decision it makes.

Commissioner Bush commented that he had received several emails that he put in a folder unread because they were instructed not to consider any information. He answered the emails that have asked for him to call them back but declined to speak with the sender since it was outside of the Planning and Zoning process.

Commissioner Hirst stated that he received more than 3,000 form letter emails. There is a process that was set up for something new to be considered. They should be in letter form and sent to the contacts, Mark Vonachen or Gary Meagher. He noted he was not accepting phone calls or emails either.

County Administrator Gary Meagher added that several phone calls and emails were coming in daily to the Commissioners and have been kept at the administration level and not shared with the Commission.

Commissioner comments:

County Planner Mark Vonachen updated the Commission on the Planning and Zoning meeting April 23<sup>rd</sup>, 2019 where a recommendation was made on the NextEra Conditional Use Permit case. The fourteen-day protest petition phase of the application has begun and will end on May 7<sup>th</sup> at 5:00 p.m. The case would be scheduled for the next County Commission meeting. Staff would present a report, then let the Board know if a protest petition was submitted and if it was validated or not. He said the Commission could accept and approve, reverse, or send back the recommendation to the Planning and Zoning Board for clarification. After P&Z clarified the question, the answer would be returned to the County Commission for a decision to be made on that case.

Commissioner Hirst asked about the definition of 1000 feet from the property line or property line with a tower or from a tower. Mr. Vonachen replied that it was 1000 feet from every property line that was within the Conditional Use Permit (CUP) application not necessarily residents receiving a tower near them. He noted that some parcels were not getting a tower but were included in the CUP application.

Commissioner Bush asked if the protest date was May 7<sup>th</sup> at 5:00 p.m., how long would it take before the Commission would be able to review the information. Mr. Vonachen stated that Mr. Ewy was helping to validate signatures and checking if they were indeed in the petition protest area or not. He stated that it may be rushing to be finished by the May 14<sup>th</sup> agenda. He suggested it may be easier to schedule on the May 21<sup>st</sup> agenda giving them plenty of time to validate the petition signatures or they could use another date. Mr. Meagher recommended May 21<sup>st</sup> and Mr. Bush suggested 6:00 p.m. or 6:30 p.m. at the Atrium Hotel.

Commissioner Sellers wanted to know if any new information came forth would they be provided the information prior to the May 21<sup>st</sup> meeting. Mr. O'Sullivan replied that any information should be submitted to Mr. Meagher or Mr. Vonachen to determine if it was new information.

If indeed it was new, then Mr. Vonachen would present that information to the commission and theoretically decide on each piece of information, recommending that it was either new or not, briefly explaining how and why that decision was made. Mr. O'Sullivan stated the protest petition applications needed to be submitted to Mr. Vonachen by Friday with a summary presented by May 14<sup>th</sup>.

Commissioner Sellers asked Mr. Meagher to explain anything noteworthy from the County Managers Meeting he attended. Mr. Meagher commented that he was interested in the challenge raised by social media for city and county employees. He stated most cities hired a person to monitor the social media.

There were no additions to the agenda.

**Mr. Hirst moved, seconded by Mr. Sellers,** to approve the Consent Agenda consisting of the Accounts Payable Ledger for claims payable on May 3rd, 2019 of \$206,291.10 as submitted also consisting of pending Added, Abated and Escaped Taxation Change Orders numbered 2019-169. The motion was approved by a roll call vote of 3-0.

Commissioner Bush read a Proclamation proclaiming Friday, May 17, 2019 as "Bike to Work Day" and the month of May 2019 as "Bike Month". Zan Borders with the Reno County Vitality Team accepted the proclamation thanking the Commission for the proclamation. Mr. Borders gave several dates of upcoming bicycle events in Reno County during the month of May.

Commissioner Sellers supported the Vitality Team and their bike efforts wishing them well. He mentioned the bike study that was done but not adopted in the Comprehensive Plan. He stated he would like to support the bike plan by setting aside funds from next year's budget to support this positive step toward health.

Mr. Meagher was present to recommend the tabled item from April 16, 2019 for a Letter of Intent to grant tax and job incentives to Ade Enterprises LLC for construction of a new office building. He explained the application by Les Sanborn, CFO of Ade-Wifco Steel Products, Inc. The 5400 square foot plant is located at 8003 North Medora Road, Hutchinson with their current administrative offices on the second floor. Wifco has 72 employees adding 10 more with an average pay easily

exceeding \$25,000 adding \$250,000 generated toward the payroll. If they did create and sustain this payroll amount for the 10 tax-exempt years, they would qualify for the tax abatement per the Reno County Policy.

Mr. Sanborn filed the Economic Development Exemption application, Article 11, Section 13, Kansas Constitution. The exemption would start in 2021 with construction finished in 2020. Mr. Meagher stated that he, Mr. O'Sullivan and Mr. Bush reviewed the application. He said if approved, notices would be published for a public hearing on May 14<sup>th</sup> and the motion would be to go forward setting a date for the public hearing.

Ade-Wifco CFO Les Sanborn gave a brief explanation to the Commission of the application request to build a new office and renovate the current office space for manufacturing. He stated the current plant was in a building that was 50-years old, the offices were outdated, inconvenient and on the second floor. They needed an administrative building for the new offices, a showroom for potential clients, and relocating the Human Resource Office also. Mr. Sanborn stated they wanted construction of the new office building done by October 2019 so they could deconstruct the current office space adding 2600 feet to their manufacturing area and adding the potential of 10 to 15 new employees by 2020.

Commissioner Bush asked what Mr. Sanborn estimated the total cost of the project would be. Mr. Sanborn replied about \$845,000 to improve the building and demo the old office area.

The Board discussed the policy regarding jobs created and maintained for the years of the tax abatement.

Commissioner Sellers looked at the application and website for Wifco and congratulated Mr. Sanborn on the safety awards. He was not in favor of 100 percent tax abatement stating it hurt the community to have to pick up the slack, however he would support less than 10 years at a different percent, a declining situation like 100 to 90 to 80 to 0 percent and then put back on the tax rolls.

Commissioner Hirst commented he was a fan of the 10-year abatement program with a descending amount. He liked the expansion of a local thirty-year established company staying in Reno County.

The Board briefly discussed several issues of the policy.

**Mr. Hirst moved, seconded by Mr. Sellers,** to approve the Letter of Intent to grant tax and job incentives to Ade Enterprises LLC for the construction of a new office building setting the public hearing date as May 14<sup>th</sup> for the tax exemption as presented by staff. The motion was approved by a roll call vote of 3-0.

Michael Gillaspie, Manager of Government Relations for OneOk, presented a report to the Board regarding the proposed construction of a new pipeline, approximately 92 miles of the Northline 7 Pipeline Extension project, in Reno County. He stated it was a 20-inch natural gas liquid transport line from OneOk's Hutchinson, Kansas junction to its Medford, Oklahoma, fractionation facility. It will have the capacity to transport up to 250,000 barrels per day of unfractionated NGLs. They are doing a one-time payment for a lease agreement, which grants the company the right to return to maintenance or service the pipeline. Every quarter they do aerial surveys of the line instead of going onto the landowner's property. He stated the landowners had been notified by mail and was 98 percent site survey approved and noted that they planned to have construction completed by late summer 2020 and in service. It will travel west of Cheney Reservoir into Oklahoma following several other gas lines, however this one will be the larger one.

Commissioner Sellers asked if OneOk was an affiliate of Blue Steam, Williams Gas Pipeline or aware of them laying pipeline in Reno County. Mr. Gillaspie replied that he did know of their pipeline.

At 10:10 the meeting adjourned until 9:00 a.m. Tuesday, May 7, 2019.

Approved:

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Chair, Board of Reno County Commissioners

(ATTEST)

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Reno County Clerk  
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Date

