

September 10, 2019  
Reno County Courthouse  
Hutchinson, Kansas

The Board of Reno County Commissioners met in agenda session with, Commissioner Ron Hirst and Commissioner Ron Sellers, County Administrator Gary Meagher, County Counselor Joe O'Sullivan 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 Kim Biery, Trinity United Methodist Church.

There were no public comments or added items to the agenda.

Commissioner comments:

Commissioner Hirst noted at the Quad County Meeting between Sedgwick, Harvey, Reno, and Rice Counties an introduction of the Kansas Association of Counties new Executive Director, Bruce Chladney.

**Mr. Sellers moved, seconded by Mr. Hirst,** to approve the Consent Agenda consisting of the Accounts Payable Ledger for claims payable on September 13, 2019 of \$300,700.12 as submitted, also consisting of pending Added, Abated and Escaped Taxation Change Orders numbered 2019-596, 597. The motion was approved by a roll call vote of 2-0.

Public Works Director David McComb met with the Board to recommend approval for an agreement with KDOT to develop a Local Road Safety Plan (LRSP), utilizing Kirkham Michael to provide Professional Engineering for the design and development, at an estimated total cost of \$50,000, of which the Federal Share is \$45,000 and the Local Share is \$5,000 to be submitted to KDOT upfront. He stated that to continue federal funding they require the safety plan and stated that this is the first year for the state requirement. He went over the objectives of the safety plan and noted that it could take a year to seventeen months to go through the complete process on county roads. **Mr. Hirst moved, seconded by Mr. Sellers,** to approve the agreement with KDOT for a Local Road Safety Plan as outlined by Mr. McComb for \$50,000, \$45,000 Federal Share and \$5,000 Local Share. The motion was approved by a roll call vote of 2-0.

Mr. McComb was also present to give explanation for the third part of the contract with Kirkham Michael and Associates, KDOT, and Reno County for Kirkham Michael & Assoc. to provide Professional Engineering Design Services for the FY2021 High Risk Rural Road Sign Project Grant. He said this part of the contract was to secure the funds for the sign project and was 100 percent funded by KDOT. This agreement moves the project forward.

County Counselor Joe O'Sullivan asked for clarification of the requirement and scope of the sign review from Kirkham Michael & Assoc. Mr. McComb replied the company would follow sign requirements from the state manual on regulatory signs and/or curves that were reviewed for sign replacement. A resolution would have to be adopted by the Commission to correct all issues after being approved by KDOT. Mr. O'Sullivan asked who would be doing the work. Mr. McComb replied the contractor would be handling all the work issues found, like replacing signs or relocating them. **Mr. Sellers moved, seconded by Mr. Hirst**, to approve a contract with Kirkham Michael and Associates and KDOT for Kirkham Michael and Assoc. to provide Professional Engineering Design Services for the FY2021 High Risk Rural Road Sign Project Grant. The motion was approved by a roll call vote of 2-0.

Commissioner Hirst questioned if this type of review was done previously in the county. Mr. McComb replied that this type of review had not ever been done before they applied for the safety plan. This was a new requirement that had to be in place.

County Planner Mark Vonachen met with the Board to recommend approval on Planning Case 2019-06 a conditional use permit request by Dale Lehman for a manufacturing facility and retail sales facility. He said the proposal was to bring an existing manufacturing facility of accessory structures and a retail business selling structures, utility trailers, trailer accessories, and a service center into compliance with the zoning regulations. Mr. Lehman had been operating in violation for several years since the business was started in 2010-2013. Mr. Vonachen had a slide presentation of the manufacturing and retail store facility and a site plan, also located on the property was a single dwelling home. The property was zoned AG-Agricultural District and R-1 Rural Residential District located at 7616 S. McNew Road, off K-96 Highway and McNew Road. All buildings on the property are currently under construction or were operational. He went over the eight factors and seven

conditions from the Planning Board who approved the request with a 6-0 vote also approving three waivers, 1) for the parking requirements (Article 10-101), 2) loading requirements (Article 11-101), and 3) maximum display area for merchandise displayed and stored on the property (Article 9-104)(2) and (Article 9-104)(7) of the zoning regulations. The Planning Board included the time limit on the storage of sheds along the tree row from August 1st to January 31st, or Mr. Lehman could use the other option to store his inventory in the area identified as Phase II. The Commission questioned what Phase II was. Mr. Vonachen explained it was another location option given to Mr. Lehman for his buildings and trailers so they would not be as noticeable from the highway. **Mr. Sellers moved, seconded by Mr. Hirst,** to approve Planning Case 2019-06 for a conditional use permit for Mr. Dale Lehman for the manufacturing and retail sales facilities as presented by Mr. Vonachen. The motion was approved by a roll call vote of 2-0.

The Board decided by consensus to discuss any changes to item 8a in next week's agenda session for the qualities desired in selection for a county administrator.

Community Corrections Director Randy Regehr met with the Board for his regularly scheduled meeting. He discussed various current issues not requiring action by the Board.

At 10:10 the meeting adjourned until 9:00 a.m. Tuesday, September 17th, 2019.

Approved:

\_\_\_\_\_  
Chair, Board of Reno County Commissioners

(ATTEST)

\_\_\_\_\_  
Reno County Clerk  
cm

\_\_\_\_\_  
Date