



REGULAR SESSION

County Commission

Courthouse
206 W. 1st Avenue
Hutchinson, KS 67501

A G E N D A

**Reno County Courthouse Veterans Room
206 W. 1st Avenue
Hutchinson, KS 67501
Wednesday, October 25, 2023, 9:00 AM**

1. **Call to Order**
2. **Pledge of Allegiance to the American Flag and Prayer**
3. **Welcome and Announcements by Commission Chair**
4. **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.
5. **Determine Additions or Revisions to the Agenda**
6. **Consent Agenda**
 - 6.A Vouchers (bills or payments owed by the county or related taxing units)
 - 6.B Title VI Policy and Plan for Reno County Area Transportation annual review of approved policy
 - 6.C BOCC minutes for approval of August 9th Canvass, Aug 9th, Aug 23rd, Aug 30th, Aug 30th Study Session, and Sept 5th, Sept 13th, Sept 27th, 2023
 - 6.D BOCC minutes for Oct 3rd, Oct 4th approvals needed
 - 6.E Appointment of a New Authorized Representative for the Child Nutrition and Wellness program.
 - 6.F Letter of Support for Disability Supports of The Great Plains' KDOT Grant Application
 - 6.G Youth Services - Behavioral Health Services Funding Opportunity grant from Kansas Department of Corrections
 - 6.H Resolution of Support for the Advancement of a Rural Housing Incentive District (RHID) per Landmark Apartments Project. [Project Packet](#)
 - 6.I Planning Case #2023-09 - A resolution ordering the vacation of a 60-foot-wide ingress-egress easement & future roadway located on Lot 5, Block A, of Morgan Heights Subdivision. The address to the property is 1403 N. Mayfield Road.
7. **Business Items**
 - 7.A Appointment of Medical Consultant
 - 7.B Interfaith Housing & Community Services, Inc. Memorandum of Understanding with Reno County for environmental remediation of the former St. Elizabeth

Randy Parks
District 1

Ron Hirst
District 2

Daniel P. Friesen
District 3

John Whitesel
District 4

Don Bogner
District 5

Hospital (500 West 20th Avenue, Hutchinson)

8. County Administrator Report

8.A Monthly Department Reports

9. County Commission Report/Comments

10. Executive Session

10.A Executive Session for personnel matters of non-elected personnel

11. Adjournment



AGENDA ITEM

AGENDA ITEM #6.B

AGENDA DATE: October 25, 2023

PRESENTED BY: Barbara Lilyhorn

AGENDA TOPIC:

Title VI Policy and Plan for Reno County Area Transportation annual review of approved policy

SUMMARY & BACKGROUND OF TOPIC:

Reno County Area Transportation is operated under a U.S.C. 49-5311 transportation grant through the Federal Transportation Administration and therefore is subject to compliance regarding unlawful discriminatory practices covered by Title VI of the Civil Rights Act. Rcat's Title VI policy and program plan is required to be updated tri-annually. The plan is then required to be reviewed and approved as written annually. The Rcat's current Title VI policy and program plan was approved in August of 2022. The plan is due for an annual review and reapproval.

ALL OPTIONS:

Accept

Return for revision

Reject

RECOMMENDATION / REQUEST:

Accept as written

POLICY / FISCAL IMPACT:

None

Notifying the Public of Rights Under Title VI

Reno County Public Transportation Department

- The Reno County Public Transportation Department operates its programs and services without regard to race, color, and national origin in accordance with Title VI of the Civil Rights Act. Any person who believes she or he has been aggrieved by any unlawful discriminatory practice under Title VI may file a complaint with the Reno County Public Transportation Department.
- For more information on the Reno County Public Transportation Department's civil rights program, and the procedures to file a complaint, contact 1-888-458-2911, email Barbara.lilyhorn@renogov.org; or visit our administrative office at 120 West Ave B, Reno County Public Transportation Department, Hutchinson, Kansas 67501. For more information, visit www.renogov.org
- A complainant may file a complaint directly with the Federal Transit Administration by filing a complaint with the Office of Civil Rights, Attention: Complaint Team, East Building, 5th Floor-TCR, 1200 New Jersey Ave., SE, Washington, DC 20590
- If information is needed in another language, contact 1-888-458-2911

This notice is posted in the transfer station lobby at the ticket window, in the public conference rooms and on the Reno County website at www.renogov.org

Reno County Public Transportation Department Transit Public Participation Plan Outline

1. Brief description of provider's activities and services

Reno County Government provides service to citizens through the Reno County Public Transportation Department, which operates Reno County Area Transportation "Reno County Area Transportation". The service is financed through a combination of funds provided by the Kansas Department of Transportation U.S.C.49-5311 grant monies, Reno County tax General fund and the Reno County Elderly Mill Levy tax. Reno County Area Transportation is a community asset, which serves the public on a first come first served basis. Forms of service include Fixed Route and Specialized Transportation Services: Four Fixed Route busses provide hourly transportation throughout the cities of Hutchinson and South Hutchinson. Complimentary Para transit busses provide service to eligible passengers under the Americans with Disabilities Act (ADA) in the cities of Hutchinson and South Hutchinson within a 6-mile radius of 17th and Plum in Hutchinson. The three general criteria for Para transit eligibility established by the ADA are:

- **Can't navigate the transit system independently**
- **Needs an accessible vehicle**
- **Obstacles prevent reaching the bus**

Demand Response provides ADA accessible service to citizens within Hutchinson and South Hutchinson and the rural area outside the defined Fixed Route and Para transit service area. Rcat also provides connection service to Wichita via the Sedgwick County Department on Aging and Wichita Transit.

2. Brief description of activities that would warrant public participation (i.e., fare changes, changes to service hours, route adjustments, service area changes).

The Reno County Public Transportation Department would make every reasonable effort to engage the public when making changes in fares, hours of service, route revision and service areas.

3. Brief description of the proactive public participation strategies would be used.

Public notification and engagement opportunities would include but not be limited to:

Social media notices – currently Facebook & Twitter, community e-mail group list serves including the Hutchinson Community Foundation, Council on Aging, Reno County Public Transportation Commission, Email notification to a database of Reno County Area Transportation stakeholders which includes TECH, Hutchinson Correctional Facility, Schools, Hutchinson Community College and Workforce Development, business owners, local elected officials, local government staff, transit staff, local media etc.

Posters in local low-income housing units and grocery stores

Public hearings/ meetings held at convenient time and in accessible locations

Advertising through local print and online media (The Hutchinson News, The Rural Messenger, The Hutch Post) the Community Calendar, and local radio stations KWBW and KSKU

Rider surveys administered to a convenience sample. Notices posted on Rcat buses and vans.

4. Brief description of outreach methods to engage minority and Limited English Proficiency (LEP) individuals (i.e., translation of public meeting materials, providing translation services if requested, targeted media messages in low-income neighborhoods in the service area, engaging with existing neighborhood advocacy organizations and faith communities).

Reno County Public Transportation Department would provide translation services (if requested) and sign language interpretation at public meetings. Written meeting materials would be translated into braille or other languages upon prior request. Social media and email messages would be sent to low-income housing units and low-income neighborhood churches, schools which have high enrollment of LEP students/parents, the local office of the Kansas State Department of Children and Families, Salvation Army, HUD local office, New Beginnings housing administration etc.

5. Brief description of the desired outcomes of the agency's public participation efforts.
 - The Reno County Public Transportation Department actively involves transit riders, stakeholders, and members of the general public in transit decision-making processes.
 - The Reno County Public Transportation Department gives adequate public notice of public participation activities and allows appropriate time for public review and comment during key decision points.
 - The Reno County Public Transportation Department provides timely information about transportation issues and processes to transit riders, stakeholders, and members of the general public
 - The Reno County Public Transportation Department responds to all public input as necessary.
 - The Reno County Public Transportation Department facilitates effective communication among a diverse group of stakeholders.
 - The Reno County Public Transportation Department will establish a reasonable timetable for review of the Public Participation Process to ensure it provides full and open access to all.
 - The community at large views Reno County Public Transportation as community asset enriching the lives of all.
6. Brief summary of recent outreach efforts over the past three years.
 - Utilized a variety of advertising platforms (i.e., social media, newspaper, radio, and notices on board vehicles).
 - Participated in daily ZOOM meetings regarding the COVID 19 pandemic and the effect on the citizens and community services. Participants were members of the public, elected officials, local government officials, local media, Senior and low-income housing administrators, Hutchinson Community College Representatives, Hutchinson Hospital and Hutchinson Clinic Representatives, Local Business owners, Hutchinson Community Foundation, Hutchinson Fire Department, Reno County Emergency Management Director, Reno County Health Department and Reno County Health Officer,
 - When feasible through community ZOOM meetings, shared announcements with groups likely to be interested in Reno County Area Transportation activities.
 - Employed graphics to illustrate Rcat's activities/materials to the public (i.e., charts, graphs, photos, maps,)
 - Posted educational information and videos: "COVID 19 Ridership Tips", "How to ride an Rcat bus" & How to Buy Tickets" on county website including where public comments/ feedback may be submitted.

- Reno County Public Transportation Commission meetings posted on county web page
- Public notice of open seats on the Reno County Public Transportation Commission posted on the county web page – open positions are publicized for 90 days before filling
- Display ads, brochures
- Local newspaper articles, advertisements, and public notices
- Avoidance of technical jargon in presentations and information displayed

Additional Public Participation Resources

- Transit Cooperative Research Program, Public Participation Strategies for Transit
http://onlinepubs.trb.org/onlinepubs/tcrp/tcrp_syn_89.pdf
- National Resource Directory
<https://nrd.gov/nrdLandingPage?Categories=Transportation-Travel,Transportation-Travel/Transportation-Assistance-Public-Transportation>
- National Aging & Disability Transportation Center
<https://www.nadtc.org/>
- Public Involvement Process from FTA
- www.transit.dot.gov/regulations-and-guidance/transportation-planning/public-involvement-outreach-0

A copy of FTA's Circular 4702.1B may be found at:

http://www.fta.dot.gov/documents/FTA_Title_VI_FINAL.pdf

Limited English Proficiency (LEP) Plan

Four Factor Analysis

(1) Identify number of or proportion of LEP individuals that can utilize the service provided by Reno County Area Transportation

According to the most current published (2020) American Community Survey data, the population in Reno County has one language group (Spanish) that represent more than 5% of the composite population (6.7%) and more than 50 persons who speak English less than very well. The county has a significant number of bilingual (Spanish or German/Swiss) individuals due to descendent populations of Hispanic (prior to WWII), and Mennonite/ Amish who settled in the county during the European immigration period.

(2) Identify the frequency in which LEP individuals encounter the service:

Reno County Area Transportation serves non-English speaking individuals approximately 3-4 times yearly and family members or friends have provided translation.

(3) Identify the importance of the service to the LEP community:

Reno County Area Transportation fills a critical need within the community by providing transportation for employment, educational, social, shopping, medical, and business needs for residents of all ages. Reno County Area Transportation is the only method of transportation for many individuals.

(4) Identify the resources available and the respective costs of these resources:

Although not formally trained as translators, the many bilingual individuals within the community are a readily available resource whom non-English speaking individuals have utilized through their own choice, at no cost. Rcat has access to On-Demand Phone Interpretation service at the cost of \$1.50 per minute. Free online written translation programs like Google Translate are available in Spanish and many other languages.

Limited English Proficiency Plan

Utilizing the information gathered from the Four Factor Analysis, the following plan is developed in order to provide the necessary assistance to LEP persons.

Identified LEP individuals

According to the most current published (2020) American Community Survey data, the population in Reno County has one language group (Spanish) that represent more than 5% of the composite population (6.7%) and more than 50 persons who speak English less than very well.

Language Assistance Measures

When needed Reno County Area Transportation would utilize online translation tools and or local school district document translation services. Printed materials developed for Reno County Area Transportation riders are available in Spanish. Braille services are available through the Prairie Independent Living

Center and sign language interpretation services can be arranged when critically necessary. Reno County Area Transportation has I Speak Cards on file and has access to On-Demand Phone Interpretation service for 200 different languages.

Training Staff

Reno County Area Transportation Director, Assistant Director, and Dispatch staff will have an awareness of online translation tools as a result of inquiry and self-teaching.

Awareness of telephone translation services, local school district document translation services, and Braille services available through the Prairie Independent Living Center as well as sign language interpretation services when critically necessary will be included during new hire orientation and training. Periodic updates and refreshers regarding these services will be included during regular and ongoing departmental staff training.

All staff will be made aware of the I Speak Cards.

Providing Notice

The Title VI notice will be posted in Rcat transit vehicles, the lobby of the Rcat transit station and in all meeting rooms. The Reno County Area Transportation LEP plan will be posted on the Reno County website www.renogov.org. The Reno County Area Transportation LEP plan will be provided to any person or agency requesting a copy. Reno County Area Transportation LEP plan contact person is Barbara Lilyhorn. She can be reached via phone at 620-694-2910.

LEP individuals who wish to file a complaint will be directed to utilize the Title VI Complaint Procedures.

Monitoring and Updating LEP Plan

Reno County Area Transportation will update the LEP plan every three years according to the Title VI update schedule, as required by the FTA or when needed due to changing demographics. Reno County Area Transportation will provide ongoing monitoring of changes in the local demographic by reading yearly reports i.e., Kansas Kids Count and through local media. The plan will also be updated when changes in the LEP demographic of the agency's service area is significant.

Title VI Complaint Procedure

Title VI Complaint Procedures

The following pertains only to Title VI complaints regarding the services of the Reno County Public Transportation Department

Title VI, 42 U.S.C. §2000d et seq., was enacted as part of the Civil Rights Act of 1964. At the heart of the regulation is the statement that:

No person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.

The Reno County Public Transportation Department has in place a Title VI Complaint Procedure, which outlines a process for local disposition of Title VI complaints and is consistent with guidelines found in Chapter III of the Federal Transit Administration Circular 4702.1B, dated October 1, 2012. If you believe that the Reno County Public Transportation Departments federally funded programs have discriminated your civil rights based on race, color, or national origin you may file a written complaint by following the procedure outlined below:

1. Submission of Complaint.

Any person who feels that he or she, individually or as a member of any class of persons, on the basis of race, color, or national origin has been excluded from or denied the benefits of or subjected to discrimination caused by the Reno County Public Transportation Department, may file a written complaint with the Reno County Public Transportation Department's Director. A sample complaint form is available for download at www.renogov.org and is available in hard copy at the offices of Reno County Public Transportation Department. Upon request, the Reno County Public Transportation Department will mail the complaint form. **The Reno County Public Transportation Department investigates complaints received no more 180 calendar days after the alleged incident. The Reno County Public Transportation Department will process complaints that are complete.**

Assistance in the preparation of any complaints will be provided to a person or persons upon request and as appropriate. If information is needed in another language please contact Barbara Lilyhorn, (620)694-2910

Complaints should be mailed to or submitted by hand to:

120 West Ave B
Hutchinson, Kansas 67501
ATTN: Director

Once the complaint is received, the Reno County Department of Public Transportation will review it to determine if our office has jurisdiction. A letter of acknowledgement will be sent to the complainant informing them whether the complaint will be investigated by the Reno County Public Transportation Department. A person may also file a complaint directly with the Federal Transit Administration at FTA Office of Civil Rights, 1200 New Jersey Ave SE, Washington, DC 20590.

2. Referral to Review Officer

Upon receipt of the complaint, the Reno County Public Transportation Director shall appoint one or more staff review officers, as appropriate, to evaluate and investigate the complaint. If necessary, the Complainant shall meet with the staff review officer(s) to further explain his or her complaint. The staff review officer(s) shall complete their review no later than 45 calendar days after the date the agency received the complaint. If more information is needed to resolve the case, the Reno County Public Transportation Department may contact the complainant. The complainant has 15 business days from the date of the letter to send the requested information to the Reno County Public Transportation Department. If the Reno County Public Transportation Department is not contacted by the complainant or does not receive the additional information within 15 business days, the case can be administratively closed. A case can also administratively be closed if the complainant no longer wishes to pursue their case.

If more than 45 days is required for the review, the Reno County Public Transportation Director shall notify the Complainant of the estimated timeframe for completing the review. Upon completion of the review, the staff review officer(s) shall make a recommendation regarding the merit of the complaint and whether remedial actions are available to provide redress.

Additionally, the staff review officer(s) may recommend improvements to the Reno County Public Transportation Department's processes relative to Title VI, as appropriate. The staff review officer(s) shall forward their recommendations to the Reno County Public Transportation Director for concurrence.

After the investigation is completed, the Reno County Public Transportation Department Director will issue one of two letters to the complainant: a closure letter or a letter of finding (LOF). A closure letter summarizes the allegations and states that there was not a Title VI violation and that the case will be closed. A LOF summarizes the allegations and the interviews regarding the alleged incident, and explains whether any disciplinary action, additional training of the staff member, or other action will occur.

Note: Upon receipt of a complaint, the Reno County Public Transportation Department shall forward a copy of this complaint and the resulting written response to the appropriate KDOT and FTA-Region 7 contacts.

3. Request for Reconsideration

If the Complainant disagrees with the Reno County Public Transportation Director's response, he or she may request reconsideration by submitting the request, in writing, to the Reno County Public Transportation Director within 10 calendar days after receipt of the Reno County Public Transportation Director response. The request for reconsideration shall be sufficiently detailed to contain any items the Complainant feels were not fully understood. The Reno County Public Transportation Director will notify the Complainant of his or her decision in writing either to accept or reject the request for reconsideration within 10 calendar days. In cases where the Reno County Public Transportation Director agrees to reconsider, the matter shall be returned to the staff review officer(s) to re-evaluate.

4. Appeal

If the request for reconsideration is denied, the Complainant may appeal the Reno County Public Transportation Director's response by submitting a written appeal to Reno County Public Transportation Commission no later than 10 calendar days after receipt of the Reno County Public Transportation

Director's written decision rejecting reconsideration. The Reno County Public Transportation Commission will then determine to either request re-evaluation by the staff review officer(s) or forward the complaint to KDOT for further investigation. A person may also file a complaint directly with the Federal Transit Administration at FTA Office of Civil Rights, 1200 New Jersey Ave SE, Washington, DC 20590.

5. Submission of Complaint to the State of Kansas Department of Transportation.

If the Complainant is dissatisfied with the Reno County Public Transportation Department's resolution of the complaint, he or she may also submit a written complaint within 180 days after the alleged date of discrimination to the State of Kansas Department of Transportation for further investigation.

Kansas Department of Transportation
Office of Civil Rights Compliance
700 SW Harrison, 3rd Floor West
Topeka, Kansas 66603-3754
Phone: 800-854-3613 (Hearing Impaired 711)
KDOT.CivilRights@ks.gov

Reno County Public Transportation Department Title VI Complaint Form

The purpose of this form is to assist you in filing a complaint with the Reno County Public Transportation Department. You are not required to use this form; a letter containing the same information will be enough.

Section I:			
Name:			
Address:			
Telephone (Home):		Telephone (Work):	
Electronic Mail Address:			
Accessible Format Requirements?	Large Print		Audio Tape
	TDD		Other
Section II:			
Are you filing this complaint on your own behalf?		Yes*	No
*If you answered "yes" to this question, go to Section III.			
If not, please supply the name and relationship of the person for whom you are complaining:			
Please explain why you have filed for a third party:			
Please confirm that you have obtained the permission of the aggrieved party if you are filing on behalf of a third party.		Yes	No
Section III:			
I believe the discrimination I experienced was based on (check all that apply): <input type="checkbox"/> Race <input type="checkbox"/> Color <input type="checkbox"/> National Origin Date of Alleged Discrimination (Month, Day, Year): _____ Explain as clearly as possible what happened and why you believe you were discriminated against. Describe all persons who were involved. Include the name and contact information of the person(s) who discriminated against you (if known) as well as names and contact information of any witnesses. If more space is needed, please use the back of this form.			

Section IV		
Have you previously filed a Title VI complaint with this agency?	Yes	No

Section V
Have you filed this complaint with any other Federal, State, or local agency, or with any Federal or State court? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, check all that apply: <input type="checkbox"/> Federal Agency: <input type="checkbox"/> Federal Court <input type="checkbox"/> State Agency <input type="checkbox"/> State Court <input type="checkbox"/> Local Agency
Please provide information about a contact person at the agency/court where the complaint was filed.
Name:
Title:
Agency:
Address:
Telephone:
Section VI
Name of agency complaint is against:
Contact person:
Title:
Telephone number:

You may attach any written materials or other information that you think is relevant to your complaint.

Signature and date required below:

Signature _____ Date _____

Please submit this form in person at the address below, or mail this form to:

Reno County Public Transportation Department
 Title VI Coordinator
 120 West Ave B
 Hutchinson, Kansas

List of Title VI Investigations, Lawsuits and Complaints

	Date Submitted/Filed (Month, Day Year)	Summary of allegation (include basis of complaint: race, color, or national origin)	Status	Resolution/Action Taken
Investigations				
1				
2				
Lawsuits				
1				
2				
Complaints				
1				
2				

Table Depicting Membership of Reno County Public Transportation Department Committees, Councils, Broken Down by Race

Body	Caucasian	Latino	African American	Asian American	Native American	Other
Reno County Population within service area	90.1%	11.6%	3.8%	0.72%	0.91%	1.4%
Board of County Commissioners	100%	0%	0%	0%	0%	0%
Reno County Public Transportation Commission Advisory Council	90%	10%	0%	0%	0%	0%

The Reno County Public Transportation Commission (RCPTC) was established by resolution 99-44 by the Reno County Board of Commissioners. The RCPTC is subordinate to the Reno County Board of Commissioners (BOC) and members are appointed by the BOC. Representatives from the following areas or concerns shall be given consideration for appointment to the commission: City of Hutchinson, small towns, persons involved with public and private education and the business community, disabled persons, and senior citizens. Minorities are encouraged to seek membership through active promotion of vacancies by current members, at public meetings/events and to users of public transportation.

Reno County Public Transportation Department Fixed Route Service Standards and Policies

Vehicle Load

15 Passenger Route bus

- 12 Ambulatory + 1 Wheelchair + driver =14 passengers

Load Factor

- $1 \rightarrow (14 \times 0.07) + 14 = 15$ (Rounded up from .98) – One standee permitted

Policy:

The average of all loads during the peak operating period should not exceed the vehicles' maximum operating capacity. The maximum operating capacity for the 15-passenger fixed route vehicle with 12 ambulatory seats and 1 wheelchair seat plus the driver is 15 passengers. This is associated with a maximum load factor of 1.

Headway

Reno County Public Transportation Department Policy:

The maximum headway for any fixed route in the Reno County Public Transportation Department transit system is 60 minutes. 60-minute headways allow for the most efficient operation of our current fixed route system.

Service operates cross town routes every 60 minutes from morning until evening. On weekdays 60-minute service should begin by 7:00 a.m. and continue until 6:00 p.m. * As of July 1, 2022, temporary operating hours are 8:00 a.m. – 5:00 p.m. 60-minute headway is not affected.

POLICY HEADWAYS AND PERIODS OF OPERATION

WEEKDAY	Peak	Base	Evening
Cross-Town	60 min	60 min	60 min

On-Time Performance

Reno County Public Transportation Department Policy:

95% of all fixed route transit vehicles will complete their established runs no more than 5 minutes early or late in comparison to the established time schedule.

Service Availability

Reno County Public Transportation Department Policy:

Reno County Area Transportation will distribute transit service so that 35% of the population in Hutchinson and South Hutchinson are within ¼ mile of a wave and ride fixed route.

Vehicle Assignment

Reno County Public Transportation Department Policy:

Fixed route transit vehicles will be assigned in a manner that equalizes the use of each bus on every route. Vehicles are rotated based on the mileage of the route and the mileage of the vehicle such that no one vehicle will continually operate more miles than another within a reasonable variation.

Transit Amenities

Reno County Public Transportation Department Policy:

Installation of transit amenities are based on the number of passengers boardings along a route. The location with the highest number of boardings will be the first with added amenities.



County Commission

Courthouse
206 W. 1st Avenue
Hutchinson, Ks 67501

Kansas Department of Transportation
Dwight D. Eisenhower State Office Building
700 S.W. Harrison Street
Topeka, KS 66603-3754

October 25, 2023

To Whom It May Concern:

The Reno County Board of Commissioners has reviewed the current Reno County Public Transportation Department Title VI Policy and Plan originally approved on August 27, 2022, and approve it as written.

Sincerely

Daniel Friesen, Chairperson
Reno County Board of County Commissioners

Randy Parks
District 1

Ron Hirst
District 2

Daniel P. Friesen
District 3

John Whitesel
District 4

Don Bogner
District 5



AGENDA ITEM

AGENDA ITEM #6.C

AGENDA DATE: October 25, 2023

PRESENTED BY: Cindy Martin

AGENDA TOPIC:

BOCC minutes for approval of August 9th Canvass, Aug 9th, Aug 23rd, Aug 30th, Aug 30th Study Session, and Sept 5th, Sept 13th, Sept 27th, 2023

SUMMARY & BACKGROUND OF TOPIC:

N/A

ALL OPTIONS:

Approve

Change

Deny

RECOMMENDATION / REQUEST:

Approve the minutes as drafted.

POLICY / FISCAL IMPACT:

N/A

August 9th, 2023
Reno County Annex
Hutchinson, Kansas

The Board of Reno County Commissioners met in a canvass session with Commissioner Randy Parks, Commissioner Don Bogner, and Commissioner John Whitesel, and Minutes Clerk Cindy Martin, present.

At 8:00 a.m. Mr. Parks opened the meeting to the Board of Canvassers for the purpose of canvassing votes for the August 1st, 2023, USD 310 School Primary Election.

Deputy County Clerk Jenna Fager explained the Provisional Ballot process stating the number of ballots to count or not count from accurately researching each one. The Canvass was conducted per K.S.A. 25-3104 with the County Clerk recommending the date and time for the canvass to be held.

Election Associates Alisha Johnson and Brooke Koehn along with counting board-April Hoschouer, Michel Raymond, and Janice Rudicel who tally the provisional votes.

TOTAL OF 5 BALLOTS PRESENTED TO THE BOARD OF CANVASSERS FOR USD 310.

Presentation of USD 310 ballots recommended by staff to be counted:

- a. Name was different from voter registration and moved within Reno County. Voter voted at correct precinct. (K.S.A. 25-2316c(a), 25-409)
2 ballot in this category.
- b. Voter moved within Reno County and had not re-registered. Voted at the correct precinct. (KSA 25-2316c(b))
3 ballots in this category.

Ms. Fager presented the Board with the statistics for the unofficial USD 310 School Primary Election. There were 275 votes cast on election day. Per statute an audit voter location was drawn out of a hat and Sylvia was selected. The audit was on 26 votes cast at that location. Advanced ballots mailed was 17, 15 total mailed advance ballots received back, advance walk in 26, voted in person election day was 229 with the 5 Provisionals.

Mr. Bogner moved, seconded by Mr. Whitesel, to approve the ballots as recommended by staff. The motion was approved by a roll call vote of 3-0.

At 8:02 a.m. Mr. Parks recessed for 20 minutes to process the provisional ballots.

At 8:22 a.m. the Board reconvened to certify the results of the canvass and turned the meeting over to Ms. Fager. She read the final numbers for USD 310 stating the results were unchanged, 8 move on and four will be elected. **Mr. Whitesel moved, seconded by Mr. Bogner,** to approve and sign as the Board of Canvassers the abstract that certified the results for the August 1st, 2023, USD 310 School Primary Election. The motion was approved by a roll call vote of 3-0. Ms. Fager read the names of the eight moving forward; Greg Foster, Megan Figger, Ty Hamm, Camron Nisly, David Radke, Brandy Serviss, Mandi Sieren, and Gabriel Zongker.

At 8:25 a.m. the Board of Canvassers recessed until 9:00 a.m. at Reno County Courthouse Veteran's Room.

Approved:

Chair, Board of Reno County Commissioners

(ATTEST)

Reno County Clerk

cm

Date

August 9, 2023
Reno County Courthouse
Hutchinson, Kansas

The Board of Reno County Commissioners held an agenda session with Chairman Daniel Friesen, Commissioner Randy Parks, Commissioner Don Bogner, and Commissioner John Whitesel, County Counselor Patrick Hoffman, County Administrator Randy Partington, and Minutes Clerk Cindy Martin, present. Commissioner Ron Hirst was available via phone.

The meeting began with the Pledge of Allegiance followed by a short sectarian prayer led by Pastor Tim Kraft, First Church of God.

Nancy Stucky, 201 S. Maple, Pretty Prairie voiced her objection regarding the county official newspaper RFP. She is the owner/publisher/editor of the Ninnescah Valley Newspaper who had the lowest qualified bid. She asked why the Commission let Rural Messenger lower their column rate? Since they were not qualified by the requirements of the RFP. She was also concerned that Rural Messenger did not have their USPS periodical application approved yet. She was further upset about her paper showing 100 percent of paid subscribers compared to the Rural Messenger and thought the whole thing was handled very unfairly to bidders.

Theron Salyer, 5710 Highland Drive, Hutchinson was concerned with water shortages with the talk of additional homes or businesses moving into the area. Where will the water supply come from to replace the water table in times of drought? His concern was they would run out of water and needed to take care of what they had for the long term.

There was a revision to the agenda, removing items **6C** Resolution #2023-17 designating The Rural Messenger as the official county newspaper; **6H** approval of Kansas Department of Health and Environment (KDHE) contract for Medical Reserve Corp (MRC)-State, Territory and Tribal Nations, Representative Organizations for Next Generation (STTRONG) Local Unit Sustainability Project Award; and **6I** ARPA Agreement with the Growth Inc, a legal entity run by the Hutchinson Chamber of Commerce for discussion. **Mr. Whitesel moved, seconded by Mr. Parks,** to approve items pulled from the consent agenda for discussion. The motion was approved by a roll call vote of 5-0.

County Counselor Patrick Hoffman stated the returned RFP for the Rural Messenger's application status was pending with USPS and as of today it has not been approved. He suggested tabling the issue until the USPS determines whether the paper has periodical status or not. After a brief discussion by the Board. **Mr. Friesen moved, seconded by Mr. Bogner,** to table item 6C pending further staff review. The motion was approved by a roll call vote of 5-0.

County Administrator Randy Partington reviewed a grant application for The Kansas Department of Health and Environment (KDHE) contract for Medical Reserve Corp (MRC) State, Territory and Tribal Nations, Representative Organizations for Next Generation (STTRONG) local unit Sustainability Project Award. He stated this grant was an application to help offset costs for emergency preparedness that we are already doing and paying for with taxpayer's money at this time.

Mr. Whitesel requested this item be removed from the consent agenda. He reviewed the state's original copy but asked for the current copy of the contract and had not received it. He wanted to review the federal government contract to see if it benefited the Reno County taxpayers.

Health Department Director Karla Nichols replied there was no agreement, it is a current active MRC. She said there was grant funding that comes in and out and was not being utilized therefore was considered inactive. The Health Department wanted to use the grant funds for preparedness, fostering with the volunteer center. She stated there was no cost to volunteerism, however there could be a cost to organize volunteers in the community. The Health Department Preparedness Coordinator Julie Kallas would be assisting in the community preparedness to help make it a more organized unit. Ms. Nichols explained Ms. Kallas' function for preparedness activities in the community and how her salary was covered. **Mr. Parks moved, seconded by Mr. Bogner,** to approve the KDHE contract grant for Medical Reserve Corp with the county as described by staff. The motion was approved by a roll call vote of 5-0.

Mr. Partington reviewed the ARPA agreement with Growth Inc., a legal entity run by the Hutchinson Chamber of Commerce. He stated \$1.2 million was allocated a year ago out of the ARPA funds by the Commission to develop the industrial park on south K-96. This contract was to formalize how to use the funds by Growth Inc. The use was designated for engineering and land acquisition to further develop the site.

Chamber of Commerce Debra Teufel addressed the Commission regarding the purchase of 154 acres for the industrial park. She explained the process to acquire more acres and requirements for water rights to the park site.

Mr. Whitesel requested verbiage be put into the agreement referring to re-investing funds in other Economic Development projects in the future. Ms. Teufel stated the funds would not be used for staffing costs but for future site developments. She explained the potential opportunities.

Mr. Hoffman explained the funding had to be used per the agreement and was limited to the items mentioned above. He said it might be redundant putting what is already stated. **Mr. Whitesel moved** to table the approval until the next agenda meeting for the changes to be put into the agreement. The motion died for lack of a second. Mr. Partington stated they could have language by the end of the meeting today. Mr. Hirst did not want to hinder fund opportunities by getting the agreement too specific. **Mr. Whitesel moved** to table later in the meeting after directing staff to make changes as discussed and bring back after the meeting with the additional wording, **seconded by Mr. Parks**. The motion was approved by roll call vote of 4-1 with Mr. Bogner opposed.

Mr. Friesen moved to clarify the previous motion **seconded by Mr. Whitesel**, to approve the consent agenda as amended removing 6C, 6H, and 6I for discussion, consisting of items 6A, 6B, 6D through 6G which includes the: **(6A)** Accounts Payable Ledger for claims payable on August 4th, 2023, totaling \$692,710.39; Accounts Payable Ledger for claims payable on August 11th, 2023, totaling \$436,280.88; **(6B)** and also consisting of pending Added, Abated and Escaped Taxation Change Orders numbered 2023-504 through 515; **(6D)** approval of a **resolution #2023-19; A RESOLUTION AUTHORIZING THE DIRECTOR OF ACCOUNTS AND REPORTS TO WAIVE THE REQUIREMENTS OF K.S.A. 75-1120a; (6E)** approval of a **resolution #2023-20; A RESOLUTION APPROVING THE PURCHASE OF REAL ESSTATE FOR BENEFIT OF SEWER DISTRICTS 201 AND 202; (6F)** approval for a Termination Agreement between the City of Nickerson (EMS) and Reno County Fire District 3 as requested by the City of Nickerson; **(6G)** approval for Planning Case #2023-04 A request by Pat Banman to rezone approximately 4.7 acres of land from R-1 Rural Residential District to AG Agricultural District for the purpose of combining the land with an adjacent parcel zoned AG Agricultural District. The area proposed for rezoning is located near the southwest corner of E. Longview Road and S. Woodberry Road.

The motion was approved by a roll call vote of 4-0 with Mr. Hirst not available to vote via phone.

7A. At 9:50 a.m. **Mr. Friesen moved** for the Board to adjourn into executive session for 20 minutes until 10:10 a.m. with Dr. DeAnna Marshall, the County Administrator, County Counselor, Health Department Director, and Health Officer, to discuss subject of a potential medical advisor to the Board of Health, and the justification of the executive session is to protect the privacy interest of non-elected personnel. **Mr. Whitesel seconded.** The motion was approved by a roll call vote of 5-0.

At 10:10 a.m. **Mr. Friesen moved, seconded by Mr. Whitesel,** to extend the executive session for 10 minutes until 10:20 a.m. The motion was approved by a roll call vote of 5-0.

7B. At 10:25 a.m. **Mr. Friesen moved, seconded by Mr. Bogner,** for the Board to adjourn into executive session for 20 minutes until 10:45 a.m. with Dr. Dawn Varney M.D., County Administrator, County Counselor, Health Department Director, Health Officer, to discuss subject of a potential medical advisor to the Board of Health, and the justification of the executive session is to protect the privacy interest of non-elected personnel. The motion was approved by a roll call vote of 5-0.

At 10:45 a.m. **Mr. Friesen moved, seconded by Mr. Whitesel,** to extend the executive session for 10 minutes until 10:55 a.m. The motion was approved by a roll call vote of 5-0.

6F. Mr. Partington briefly explained the termination agreement between the City of Nickerson (EMS) and Reno County Fire District #3 as requested by the City of Nickerson. Nickerson runs a volunteer EMS service and helps to cover Fire District #3, which is Nickerson and The Highlands. He said each time Nickerson was called out the fire district would pay \$100 to Nickerson EMS for their run. After some conversation between parties, it was decided the EMS service from Nickerson was not needed on all fire calls. The Reno County EMS would respond to service The Highlands. Nickerson EMS wanted to concentrate on just Nickerson.

Mr. Hoffman explained that either side could terminate the agreement. He stated this termination agreement makes a clear paper trail to the 1987 agreement for EMS services. Nickerson sent the termination of services agreement to Reno County.

The Highlands Mayor Carol Moore asked to clarify coverage for The Highlands by EMS. The answer was yes Reno County EMS would cover services.

Travis Vogt Reno County Fire Administrator clarified the EMS service out of Nickerson was a first responder only and could not transport. He said EMS services for The Highlands would continue out of the hospital or the EMS station next to the Health Department because the Reno County EMS had to respond to do the transport.

8A. At 11:05 a.m. Mr. Friesen opened the Budget Hearing for the purpose of hearing and answering objections relating to the proposed use of all funds and the amount of ad valorem tax for the County 2024 budget.

No discussion took place at the hearing.

At 11:07 a.m. Mr. Friesen closed the hearing.

8B. Mr. Friesen stated that discussion and adoption of the 2024 Budget would take place later in the meeting.

9A. Public Works Director Don Brittain explained the Municipal Water Conservation Plan for Reno County Rural Water District 101 and adoption of resolution #2023-21. This will allow Public Works to apply for grants.

Mr. Whitesel questioned the \$50 reconnection fee and the \$500 to remove the meter fee. Mr. Brittain thought the fees were correct at this time. **Mr. Whitesel moved, seconded by Mr. Parks,** to approve the **resolution #2023-21; A WATER DROUGHT/EMERGENCY RESOLUTION**A RESOLUTION AUTHORIZING THE DECLARATION OF A WATER WATCH, WARNING OR EMERGENCY; ESTABLISHING PROCEDURES AND VOLUNTARY AND MANDATORY CONSERVATION MEASURES; AUTHORIZING THE ISSUANCE OF ADMINISTRATIVE REGULATIONS; AND PRESCRIBING CERTAIN PENALTIES,** be it resolved by Rural Water District No. 101 of Reno County. The motion was approved by a roll call vote of 4-0 with Mr. Hirst via phone voting yes making it 5-0.

9B. Maintenance/Purchasing Director Harlen Depew said last year after a large discussion on courthouse façade renovations, the Commission decided to spec out the project for bid. He said they decided at that time to delay action until the five-member Board was in place.

He spoke about the lack of ties for anchoring and when they used a camera to inspect the ties, they found not as many original ties as expected. He explained the engineering responses/reports versus the local engineer report recommending anchors for the stones that could be anchored between the tiles mortar joints on the top section of 6th floor. Mr. Harlen recommended following the perspective of local engineers and architect reports to install anchors only on 6th floor. The project is ready to go out to bid if approved.

Bradley Doeden from GLMV, Wichita answered questions from the Board regarding the façade renovation anchoring to concrete only. He stated there was no additional cost for preparing the bid documents as it had been previously paid for.

Mr. Friesen questioned the original cost and insurance cost for the building. He stated \$200,000 sounds better for repair costs.

Mr. Bogner asked would we anchor to clay tiles? Mr. Doeden stated the ties would be anchored to mortar joints instead of clay tiles. He said it is a maintenance decision starting from the top down, doing it in segments.

Mr. Parks would like to wait until a future date to fix the anchors.

Mr. Whitesel will agree to no repairs and not spend the money.

Mr. Bogner said it should go out for bids to better have the information it has paid for previously and to know the results. Mr. Doeden stated there is no additional cost for the bid.

Mr. Hirst didn't want to anchor to clay tiles. He recommended going out for bids to know the costs then deferring a decision.

Mr. Bogner moved, seconded by Mr. Hirst, to approve the letting of bids for this project as discussed by staff. The motion failed by a roll call vote of 3-2 with Mr. Hirst and Mr. Bogner in favor.

6I. Chamber of Commerce changes requested by the Board. Counselor Hoffman explained the changes after bullet point 2, and he added bullet point 3; that said, "none of these funds are going to go for operating costs and he added the plan is for this industrial park to someday be sold and the proceeds from the sale will be re-invested by Growth Inc. in additional commercial or industrial real estate development. He added a 6. **Mr. Parks moved, seconded by Mr. Whitesel,** to approve the additional changes made to the Chamber of Commerce ARPA agreement with Growth Inc. and give authority for the Administrator to sign. The motion was approved with a roll call vote of 5-0.

Vicki Mader with Horizons gave her quarterly report. She went over finances stating that things were looking as planned and she spoke about receiving grant funding. She said the Carrefour Crisis Center and Mobile Crisis Response Team were both working well. All vacant positions were now filled. She ended with some state bill updates.

Human Resources Director Helen Foster reviewed the 2023-2024 Health Premiums for employees. She explained the premiums with a 1 percent shift in premium responsibility from the employer contributions to the employee contributions as well as an overall increase in premiums of 2 percent. There was an increase in Allied administrator fees that would be covered by the slight increase in premiums. All other vendors for the health insurance stayed flat with renewals. With this change the employee funding will account for 16.62 percent of the health plan compared the 15.67 percent for the 2022-2023 plan year. August 14th begins open enrollment for Reno County employees.

Mr. Hirst moved, seconded by Mr. Bogner, to approve the schedule as presented by staff. The motion was approved by a roll call vote of 5-0.

12A. At 11:50 a.m. **Mr. Friesen moved, seconded by Mr. Parks,** for the Board to adjourn into executive session for 25 minutes until 12:15 p.m. with Dr. Rogena Johnson M.D., County Administrator, County Counselor, Health Department Director, Health Officer, to discuss subject of a potential medical advisor to the Board of Health, and the justification of the executive session is to protect the privacy interest of non-elected personnel. The motion was approved by a roll call vote of 5-0.

At 12:15 p.m. **Mr. Friesen moved, seconded by Mr. Parks,** to extend the executive session for 10 minutes until 12:25 p.m. The motion was approved by a roll call vote of 5-0.

At 12:25 p.m. **Mr. Friesen moved, seconded by Mr. Whitesel,** to extend the executive session for 10 minutes until 12:35 p.m. The motion was approved by a roll call vote of 5-0.

8B. Mr. Partington presented the 2024 Budget discussion and adoption explaining the commission had a study session on June 27, 2023, where the majority of cuts were made to most departments and/or agencies for the 2024 budget. The county published a budget that met the Revenue Neutral rate, which is \$25,544,928 in ad valorem taxes. The estimated mill levy, 35.764 RNR (Revenue Neutral Rate) one-time cuts to funds set and maximum expenditures of \$81,386,438. Consensus of the Board in the last meeting was to put Conservation \$50,000 back with no changes to budget amount. The budget would be online for the public to view. **Mr. Parks moved, seconded by Mr. Bogner,** to approve the FY2024 Budget as outlined by staff. The motion was approved by a roll call vote of 4-0 with Mr. Hirst not available on the phone to vote.

Mr. Partington gave an administrative report stating he and Mr. Friesen were planning to set up a study session late August or September for the Space Master Plan for departments that have outgrown their space. They will have architects come in and decide what the next step is to put into place or not at this time?

Update on Environmental Health Regulations, Mr. Hoffman has been working with staff to get something in place. Tomorrow, August 10th, at 3:30 p.m. in the Veterans Room an invitation was sent to contractors, interested parties to look at drafted intentions. The Health Department to get feedback agreeing with changes or to work on before it comes back to the Board. Mr. Hoffman stated staff worked on draft and now needs input from stockholders and make possible changes for clarification, it is very technical.

11. Commissioner comments:

Mr. Bogner spoke about entities going over their RNR notices. He said people were telling him, "Sending me stuff was a waste of money" it is the new law, lots of misunderstandings and he has tried to explain to people about the letter.

Mr. Parks had no comments.

Mr. Whitesel attended a meeting regarding the 30/30 Federal Land Grab. He learned a lot and asked if anyone wanted more information, they could contact him. They discussed a trail going through Reno County so people in rural areas may want information. Reno County did not raise taxes, but some taxing entities did raise taxes, get involved if you feel you have a problem with higher taxes.

Mr. Friesen requested IT look into a different way to connect for zoom calls as the present system did not work without losing connections. He suggested virtual meetings since it was hard to participate as is for agenda meetings. He appreciated Nancy Stucky, Ninnescah Valley news for coming in and making her public comments for her business.

Mr. Partington stated in the consent agenda today it was approved to close on the land purchase for H.A.B.I.T. We need to start the loan process with an application in September. He asked if the Board wanted to pursue with the City of Hutchinson connection since land has been purchased.

Mr. Hirst commented that the Board needed to start on the drafts for the loans. We cannot wait for the City of Hutchinson, short term would be good but long time not a good idea, we need to own the lagoons for the best use of money.

The Board requested to put on the next agenda meeting with study results and loan cost estimates, keeping our options open on grant and loan applications. Mr. Hirst suggested moving forward with the project. Mr. Partington stated it would be on the next agenda meeting to get a formal vote.

At 1:05 p.m. Mr. Friesen adjourned the meeting until Wednesday, August 23rd, 2023, at 9:00 a.m.

Approved:

Chair, Board of Reno County Commissioners

(ATTEST)

Reno County Clerk
cm

Date

August 23, 2023
Reno County Courthouse
Hutchinson, Kansas

The Board of Reno County Commissioners held an agenda session with Chairman Daniel Friesen, Commissioner Ron Hirst, Commissioner Randy Parks, Commissioner Don Bogner, and Commissioner John Whitesel, County Counselor Patrick Hoffman, County Administrator Randy Partington, and Minutes Clerk Cindy Martin, present.

The meeting began with the Pledge of Allegiance followed by a short sectarian prayer led by Pastor Charles Crumble Sr. at New Resurrection Baptist Church.

Seth Dewey, Substance Misuse Health Educator read the proclamation proclaiming September as "National Recovery Month". He briefly explained substance abuse and the Reno Recovery Collaborative services. Karla Nichols, Health Department Director; Megan Gottschalk, Assistant Director of Population Services; Tonya Culp, Health Educator; Thomas Simmons, Substance Misuse Health Educator; and Candace Davidson, Health Education Supervisor also attended the meeting for support. Mr. Friesen thanked the Health Department for their service to the state and our county. Mr. Hirst commented he heard a radio interview regarding the problems with drug and alcohol, it is important to know what it cost.

Human Resources Director Helen Foster invited the Board to the United Way workday this Saturday August 26th, at 8:15 a.m. Reno County has a team of 36 people to participate in the Brush It Up Hutch project painting a residence at 17th and Adams.

There were no additions or revisions to the agenda.

Mr. Parks moved, seconded by Mr. Bogner, to approve the consent agenda consisting of items 6A and 6B which includes the: **(6A)** Accounts Payable Ledger for claims payable on August 18th, 2023, totaling \$1,097,363.63; Accounts Payable Ledger for claims payable on August 25th, 2023, totaling \$246,182.07; **(6B)** next item directs the Chairman to sign minutes for July 12th and 26th, 2023 as submitted. The motion was approved by a roll call vote of 5-0.

7A. This item was tabled on 8/9/2023 regarding a resolution #2023-17 designating the official county newspaper. Mr. Hoffman organized relevant information regarding the three official newspaper options since they all met the statutory criteria. With the exception of The Rural Messenger who had a pending application from USPS for a U.S. Postal periodical certification as of today there is still no approval. He stated Reno County would be posting more legals on our website in the future. **Mr. Bogner moved, seconded by Mr. Parks,** to approve resolution #2023-17; **A RESOLUTION DESIGNATING THE NINNESCAH VALLEY NEWS AS THE OFFICIAL COUNTY NEWSPAPER.** The motion was approved by a roll call vote of 5-0.

7B. **Mr. Hirst moved, seconded by Mr. Bogner,** to approve planning case #2023-04 for a rezone. **Resolution #2023-22; A RESOLUTION APPROVING A ZONING AMENDMENT REQUEST FROM R-1 RURAL RESIDENTIAL DISTRICT TO AG-AGRICULTURAL DISTRICT FOR THE PURPOSE OF CREATING A 40-ACRE PARCEL OF LAND ZONED AG IN THE NORTHEAST QUARTER OF SECIION 24, TOWNSHIP 24 SOUTH, RANGE 4 WEST OF THE 6TH P.M. IN RENO COUNTY, KANSAS.** A request by Pat Banman to rezone approximately 4.7 acres of land from R-1 Rural Residential District to AG - Agricultural District. The parcel is located at the southwest corner of E. Longview Road and S. Woodberry Road at 14813 E. Longview Road. The motion was approved by a roll call vote of 5-0.

8A. The appointment/reappointment of the Reno County Health Department Advisory Board pursuant to Resolution #2023-05.

Mr. Friesen motioned to approve the slate of 10 people as recommended by the Advisory Board Chair to include the noted person that he would abstain from voting for. The reason for abstaining was a conflict since he was related to a person on that board. He stated it was pretty hard roles to fill on the advisory board and thought the vetting of candidates was well done so the risks were pretty low.

Mr. Hirst seconded the motion, stating the advisory board's original content comes back to the Health Board and County Commissions. He thought they did a good job choosing people and their vetting process was without any political views.

Mr. Whitesel would like to interview all candidates in an executive session.

Mr. Parks stated the advisory board was a good mixture and the final authority would be up to the commission. He put faith in the staff and would support approval.

Mr. Bogner stated the advisory group was well rounded and enough of them have expertise in different areas so he would support approval also.

Mr. Hoffman explained the role of the advisory board. **Mr. Friesen moved, seconded by Mr. Hirst,** to approve the appointment/reappointment of the Reno County Health Department Advisory Board as discussed. The motion was approved by a 4-1 vote with Mr. Whitesel opposed and Mr. Friesen noting his comments.

8B. Candance Davidson Health Education Supervisor and Facilitator of the Opioid Settlement Funds Advisory Committee explained the Reno County/Hutchinson Fights Addiction Fund proposal. Spending litigation money on strategies to save lives from prescription opioid misuse and illicit opioid use is essential. To meet the best needs of the community a special Opioid Settlement Funds Advisory Oversight Committee was formed to look at the data available for Reno County and after identifying goals and abatement strategies. This committee was tasked with making sure that the Reno County Fights Addiction Fund is spent in a way that saves lives from prescription opioid misuse and illicit opioid use, while also coming alongside efforts currently being used within Reno County. Mr. Hoffman stated they were working also with the City of Hutchinson so as not to duplicate services. Ms. Davidson said they were spending the Kansas Fights Addiction Funds in the way in which the settlement requires. Ms. Davidson's recommended approval of moving forward and sending out an RFP to the different entities helping them if they met the requirements with funding. **Mr. Hirst moved, seconded by Mr. Parks,** to approve sending out the RFP as presented by staff. The motion was approved by a roll call vote of 5-0.

8C. Public Works Director Don Brittain opened the discussion on Sewer District 201 and 202 Joint Treatment Facilities Upgrade. He introduced Schwab Eaton representative Stuart Porter.

Mr. Porter gave the background on the studies for improvements to bring back sewer districts into compliance with current standards. He gave options for grants and financing for the project. He proceeded to explain five reasons not to connect with the City of Hutchinson. He gave explanation for a scoring system from the financial agencies.

He outlined a scenario for \$55.00 regular users a month same with 27 light commercial users, \$110.00 users with double load which is 3 times residential for heavy commercial with no surcharge not high strength user 17.4 percent. The loan, if approved could receive a 30 percent loan forgiveness that maxes at \$1 million. **Mr. Hirst moved, seconded by Mr. Whitesel,** to approve directing item #1 staff to move forward with the joint lagoon system and engineering to go through with the application process as outlined in the information provided to us. The motion was approved by a roll call vote of 5-0. Mr. Hirst mentioned looking after the 9.6 percent engineering fee so there are no cost overruns or mistakes made since it is taxpayers money.

9A. County Administrator Randy Partington asked if the Board had questions on department reports, none were made.

9B. Mr. Partington explained the financial reports for July. He commented on the District Attorney and group meetings regarding the jail. He said the Sheriff commented clients are at high levels and may need to be farmed out. This is predicated on if more staff leave, and they don't have enough employees on a shift to house the number of inmates at the jail. He asked about another study session on September 13th regarding the space study overview. Mr. Partington met with the City Manager regarding the joint meeting in October having it on 1st or 3rd Tuesday or 2nd or 4th Wednesday since the county is hosting, the Board selected the meeting on October 25th.

Commissioner comments:

Mr. Parks commented on another state meeting in Wichita. He had complaints last week about trains covering intersections. He suggested the Emergency Management Director and railroad personnel visit regarding blockages. Mr. Parks spoke about sanitation meetings for septic tank installation.

Mr. Bogner thought a spur would eliminate the problem of blockage. Mr. Hoffman stated trains were under federal regulated programs. The Board thought maybe the train representatives could come in and speak to them on this issue.

- 1) Mr. Bogner was still getting calls on the burn permits. If the residents don't take the paper to see published items or have internet, how do we communicate to rural areas?

Emergency Management Director Adam Weishaar replied they do press releases, radio interviews, and fliers.

- 2) He questioned what was happening with Cargill water well monitor, was it still in the works or not.
- 3) The last item was about the 30/30 cattle trail group trying to take peoples land rights. He stated some people were signing up for the money. He suggested a study on what they are trying to do. In the resolution it needed to state Reno County was not interested.
- 4) Regarding the water deal he mentioned referring questions and checking meetings on You Tube.

Mr. Parks requested the 30/30 topic be on the agenda or have staff study it and get it back to them.

Mr. Hirst had a couple of items:

- 1) Yesterday at the landfill two employees from the Maintenance Department helped out and he wanted to thank them.
- 2) Harvey County had solar/wind regulations maybe have Planning and Zoning look at theirs before doing ours to compare.

Mr. Whitesel commented that COVID was back, and he would not support limiting people's rights by the government.

Mr. Friesen said he had a call related to spitting acres for new construction on an existing homestead. The zoning regulations were creating complications and with the current workload of Planning and Zoning staff, they recognize this is worth studying, but it would have to wait until the first of next year. The Planning docket had them working on solar regulations.

Don Brittain said the public hearing would be in September to finalize solar. The subject Mr. Friesen brought up was going to be addressed prior to the solar regulations. He said that issue would be the next to be addressed by the Planning and Zoning Commission.

At 11:05 a.m. the meeting recessed for five minutes.

The meeting reconvened with all Commissioners, County Administrator Randy Partington, County Counselor Patrick Hoffman, and Minutes Clerk Cindy Martin, present.

11. At 11:10 a.m. **Mr. Friesen moved, seconded by Mr. Parks,** to recess into executive session for 30 minutes until 11:40 a.m. with Dr. Scott Pauley M.D., County Administrator, County Counselor, Health Department Director, Health Officer, joining the governing body in the executive session, the justification for the executive session is discussion of job performance of non-elected personnel and the subject matter personnel matters of non-elected personnel. The motion was approved by a roll call vote of 5-0.

At 11:40 a.m. **Mr. Friesen moved, seconded by Mr. Parks,** to extend the executive session for 10 minutes until 11:50 a.m. The motion was approved by a vote of 5-0.

At 11:50 a.m. **Mr. Friesen moved, seconded by Mr. Whitesel,** to extend the executive session for 5 minutes until 11:55 a.m. The motion was approved by a vote of 5-0.

At 11:55 a.m. Mr. Friesen adjourned the meeting until Wednesday, August 30th, 2023, at 9:00 a.m.

Approved:

Chair, Board of Reno County Commissioners

(ATTEST)

Reno County Clerk
cm

Date

August 30, 2023
Reno County Courthouse
Hutchinson, Kansas

The Board of Reno County Commissioners held an agenda session with Chairman Daniel Friesen, Commissioner Ron Hirst, Commissioner Randy Parks, Commissioner Don Bogner, and Commissioner John Whitesel, County Counselor Patrick Hoffman,

County Administrator Randy Partington, and Minutes Clerk Cindy Martin, present.

The meeting began with the Pledge of Allegiance followed by a short sectarian prayer led by Pastor Daren Lugafet from Crossroads Christian Church.

There were no announcements or additions to the agenda.

There were two revisions to the agenda: 7B) a study session for Fire Districts Strategic Planning, and 7C) Executive session on non-elected personnel for job performance.

6A. At 9:10 a.m. Mr. Friesen opened the public hearing regarding the issuance of Industrial Revenue Bonds (APAC-Kansas Project) in a principal amount not to exceed \$5,500,000 and in regard to an exemption from ad valorem taxation of property constructed or purchased with the proceeds of such Bonds.

Sarah Steele Attorney for Gilmore and Bell, P.C. spoke about the long history of APAC, formerly Shears since 1874, this being Step 1 for the APAC new offices project by holding the hearing today. IRB offers a property tax exemption and sales tax exemption for financing the acquisition, construction, and equipping of a commercial facility; and authorizing execution of related documents and when they are up and running it terminates. She said APAC would pay the county and the county would not have any responsibility in a bond default-no liability-but two economic benefits. She stated there was a resolution to be adopted of an IRB for APAC for \$5,500,000.

Shawn Riley President of APAC out of Reno County stated they had been in business 150 years starting out as Shears Company. He gave a brief history of the business and stated in his 36 years with the company this was the first time they have considered building new offices that could be added onto in the future. Construction was scheduled to begin in January 2024. The building would be on the corner of Avenue G and Airport Road, currently owned by APAC. He stated Wichita State University did the cost benefit analysis study.

Debra Teufel from Hutchinson/Reno County Chamber of Commerce commented on this being the best option and a great attribute for Reno County. Wichita State University made a fiscal impact model to measure how the project would impact the community with APAC choosing their division headquarters here in Reno County. She gave financial statistics for the 10-and 20-year tax exempt

options. She was pleased and thanked the Board for their support with the bonds and tax exemptions.

The Board discussed the APAC project weighing the financial and other benefits for keeping a long-time company in Reno County.

At 9:25 a.m. Mr. Friesen closed the hearing.

Mr. Parks moved, seconded by Mr. Hirst, to approve the issuance of a **Resolution 2023-23; A RESOLUTION OF THE GOVERNING BODY OF RENO COUNTY, KANSAS, DETERMINING THE ADVISABILITY OF ISSUING INDUSTRIAL REVENUE BONDS FOR THE PURPOSE OF FINANCING THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF A COMMERCIAL FACILITY TO BE LOCATED IN THE COUNTY; AND AUTHORIZING EXECUTION OF RELATED DOCUMENTS.** Industrial Revenue Bonds for APAC-Kansas project as discussed not to exceed \$5,500,000. The motion was approved by a roll call vote of 5-0.

7B. Mr. Whitesel brought up a suggestion to record the study session today because of so much public interest in the Fire Districts Strategic Planning. After listening to the county counselor, administrator, and other commissioners' comments the Board agreed by consensus to direct staff to record the upcoming study session.

7C. At 9:35 a.m. County Counselor Patrick Hoffman read the executive session motion stating, "To move the Board into recess for executive session until 9:50 a.m. with the county administrator and county counselor joining the governing body in the executive session, the justification for the executive session is private discussion of job performance of non-elected personnel and the subject matter is the job performance of several nonelected personnel." **Mr. Friesen moved, seconded by Mr. Bogner,** to approve going into executive session for 15 minutes as stated above. The motion was approved by a majority vote of 5-0.

Mr. Friesen moved, seconded by Mr. Bogner, to extend the executive session for another 10 minutes until 10:00 a.m. The motion was approved by a majority vote of 5-0.

At 10:00 the meeting recessed for five minutes.

The meeting reconvened with all Commissioners, County Administrator Randy Partington, County Counselor Patrick Hoffman, and Minutes Clerk Cindy Martin, present.

At 10:05 a.m. the regular agenda session recessed for the study session.

Approved:

Chair, Board of Reno County Commissioners

(ATTEST)

Reno County Clerk
cm

Date

August 30, 2023
Reno County Courthouse
Hutchinson, Kansas

The Board of Reno County Commissioners reconvened in a study session with Chairman Daniel Friesen, Commissioner Ron Hirst, Commissioner Randy Parks, Commissioner Don Bogner, and Commissioner John Whitesel, County Counselor Patrick Hoffman, County Administrator Randy Partington, and Minutes Clerk Cindy Martin, present.

Emergency Management Director Adam Weishaar gave a presentation explaining that in 2019 the commission at that time asked for a countywide fire study to form a plan of what fire districts should look like. The study was finished in 2020-2021, it was delayed because it was hard for the Five Bugle gentleman to travel from Wisconsin due to COVID restrictions. He did a fact-finding study making suggestions for goals and consolidation recommendations. They made several changes to fire districts, one of those was to have all district budgets go through emergency management instead of nine individual fire districts. He said they wanted to provide the same professional service in the fire districts and the goal was how to improve

service and safety of firefighters and to the community by having multiple units responding. He wanted the administrative side to not have multiple districts but one large fire district. Another cultural change was to have all firefighters to be trained professionally.

The reorganization was necessary for the county as a whole. The goal was to have the commission give directions today, no decisions have been made by his office. He spoke about hiring Fire Administrator Travis Vogt and his goals plus plans for training all fire districts the same. After a long discussion with fire chiefs and 177 firefighters, Option 1 was recommended for approval by the commissioners.

Adam Pickett, 22617 W. Irish Creek, Arlington, KS spoke about concerns of open transparentness, communication, citizen volunteers and lack of trust. He stated Fire District #4 had already been doing accountability. He wanted the fire districts to have a voice since he felt they did not. He suggested a pilot program with the selection of a steering committee made up of five members from the Fire District #4 area.

County Counselor Patrick Hoffman reminded everyone that the commissioners were the fire board.

City of Hutchinson Chief Steve Beer Fire District #2 stated he did not have a stake in the game, but the system was broken. This strategic plan was a business decision and would fix most of the problems within the system. It was a new proposal for consolidation. Chief Beer recommended supporting Option 1 since every Fire Chief from all districts voted yes for this option.

Craig Childs, 103 N. Abby Street, Abbyville, KS said he was retired from USD 310 and a volunteer firefighter. His concern was the equipment and was not sure about consolidation. He mentioned recruiting fire fighters, training, and said was President of the Reno County Firefighters Association. He suggested a new station in Abbyville.

After some discussion Chief Rick Graber from Pretty Prairie clarified why after 42 years, we cannot stay status quo. He said all fire districts need to work together supporting Option 1 which was least invasive.

Doug Smith, Arlington, KS resident supported people having some input to talk to volunteers at a community meeting.

Fire Administrator Travis Vogt stated this plan was proposed to all fire chiefs and a decision was made. He clarified they put information together and presented it to the Board, said no decisions have been made, and they were requesting direction from the Board by presenting options.

Fire District #3 Chief Wiens went over the five plans with his volunteer firefighters and brought the input back to Mr. Weishaar to let him know what they thought would make it better.

Mr. Friesen stated there was consensus for moving forward with Option 1 in an ongoing effort. Communication had some gaps, so the suggestion was to include volunteers and have public meetings getting dates for availability. He appreciated all coordinated efforts from staff and the public.

At 12:35 a.m. Mr. Friesen adjourned the meeting until Wednesday, September 13th, 2023, at 9:00 a.m.

Approved:

Chair, Board of Reno County Commissioners

(ATTEST)

Reno County Clerk
cm

Date

September 5, 2023
 Reno County
 Hutchinson, Kansas

The Reno County Commissioners Ron Hirst and Randy Parks attended a road viewing along with County Administrator Randy Partington, Public Works Director Don Brittain, and Minutes Clerk Cindy Martin. In attendance for the road viewing were Grant Township Trustee Verton Miller and Treasurer Patrick Henke who was also representing the owner Mr. Harrison.

At 9:00 a.m. Mr. Brittain explained why the road viewing was taking place today. It was to vacate a road between two pieces of property that belonged to the Harrison Family Trust at 95th and Riverton Road once Hwy 96 expansion was completed it would leave 95th as a dead-end road. He asked if there were any concerns from the Commissioners and none were mentioned. He stated this will not be a public road anymore on September 13th if the Board approves the resolution.

The viewing ended at 9:05 a.m.

Approved:

Chair, Board of Reno County Commissioners

(ATTEST)

Reno County Clerk
 cm

Date

September 13, 2023
Reno County Courthouse
Hutchinson, Kansas

The Board of Reno County Commissioners held an agenda session with Chairman Daniel Friesen, Commissioner Ron Hirst, Commissioner Randy Parks, Commissioner Don Bogner, and Commissioner John Whitesel, County Counselor Patrick Hoffman, County Administrator Randy Partington, and Minutes Clerk Cindy Martin, present.

The meeting began with the Pledge of Allegiance followed by a short sectarian prayer led by Commissioner Ron Hirst.

Mr. Friesen invited the Board and public to attend the goat milking contest by the Commissioners at the Kansas State Fair, Friday at 3:00 p.m.

4A. At 9:05 a.m. Mr. Friesen opened the public hearing for the vacation of a portion of West 95th Avenue.

Administrator Randy Partington explained the petition to vacate a portion of 95th Avenue was at the request of the owner since he owns both sides of the road and has crops growing in the roadway currently. Mr. Parks, Mr. Hirst, Mr. Brittain, Ms. Martin, and Mr. Partington attended the viewing along with two township officials, one representing the owner.

At 9:07 a.m. Mr. Friesen closed the hearing.

5. Fire Chief Lyndon Ropp had concerns about raising the mill levy from 5.441 to 6.215 with money being tight. He believes consolidation would hurt the community; he gave a short story of when Pleasantview wanted to extend their boundary percentage. He said 200 people were at the meeting and 97 percent signed a petition to change the boundary and the other 3 percent were out of state residents. He believes it didn't pass because of former Administrator Gary Meagher and former County Counselor Joe O'Sullivan. Another issue was bumper gear, because in the 80's they had to pay for their own gear that lasted for 10 years. City and County have a difference in fire structure calls. He also spoke about equipment replacement.

Mr. Friesen stated the mill levy would be discussed later in the agenda meeting. He thanked and appreciated Mr. Ropp's comments.

There were no additions or revisions to the agenda.

Mr. Bogner expressed concern on consent item 7B for the person who thought he may be landlocked by the vacation of the road. Mr. Brittain stated that person did not appear at the last meeting. Mr. Hoffman stated the road was platted but not built for decades and this action would allow the property to not be tied up for future developments.

Mr. Hirst moved, seconded by Mr. Parks, to approve the consent agenda consisting of items 7A through 7D which includes the: **(7A)** Accounts Payable Ledger for claims payable on September 1, 2023, totaling \$401,629.84; Accounts Payable Ledger for claims payable on September 8, 2023, totaling \$107,030.06; **(7B)** Planning Case #2023-07 A request by Jack Redman to vacate a 40-foot-wide easement for future road and utilities. The 40-foot-wide easement is located on Lot 6, Block 1, of Rolling Dunes Subdivision. The address of the property is 803 E. Rolling Dunes Road; **(7C)** approve and adopt road vacation **Resolution #2023-24: A RESOLUTION VACATING A PORTION OF WEST 95TH AVENUE IN SECTION 2 AND SECTION 11, TOWNSHIP 22 SOUTH, RANGE 7 WEST OF THE 6TH P.M., RENO COUNTY, KANSAS** (Harrison Family Trust by Nickerson, KS); **(7D)** to declare Sheriff's 2012 Chevrolet Impala VIN #2G1WF5E3XC1211653 as surplus to be traded and authorize County Administrator Randy Partington to sign necessary title work; as provided by staff. The motion was approved by a roll call vote of 5-0.

District Attorney Tom Stanton reviewed highlights from his lengthy annual report to the Board. He spoke about staffing, drug court, projects, legislation, moving offices and the Toy's for Tots program. The Board had several comments on ankle bracelet option for Reno County, Stepping Up Council addressing issues, reduce cases moving them out to Horizons Mental Health personnel.

Mr. Friesen asked County Attorney Patrick Hoffman to explain the Planning and Zoning regulation process.

Mr. Hoffman gave an overview for discussion of the Planning regulation process and used the solar regulations since it is a controversial topic. He stated all commissioners and staff should follow the procedure by forwarding any comments or information to the Planning Commission. He instructed the commission that if they receive a phone call with concerns on the solar issues, they need to ask the person to put them in writing to be forwarded to the Planning Board to be included in the record for documentation. Planning and Zoning is appointed by the Commissioners and all of them are volunteers and from different backgrounds. He explained that they review current regulations and research any revisions that may need to be made, doing the "legwork" for the county commissioners. They send the drafted copy to the county counselor to review legal matters, then hold a public hearing or hearings for public comments. After the public hearing the planning commission may make a recommendation to the county commissioners to consider. Then they will hold a public hearing where everyone has the chance to comment, after which the official record is closed. Then a recommendation is sent to the Commissioners to adopt one of these three options: **(1)** adopt the regulations as recommended by the Planning and Zoning Commission; **(2)** send the regulations back to the Planning and Zoning Commission for recommended changes for the Commission to consider; **(3)** with a super majority vote, (takes 4 commissioners to make changes) reject the Planning and Zoning Commission recommended regulations and make changes themselves without sending it back to the Planning and Zoning Commission and instruct staff to make the changes to the regulations. He advised the Board not to hear public comments at their agenda meeting since the Planning Board would not have it documented.

The Board discussed more about the regulations. Mr. Brittain clarified accepting written letters or emails from the public about their concerns and noted that they should be sent directly to the Planning Board. They research and hold public hearings for all citizens to attend and voice those concerns. The Planning Board makes a draft with corrections if needed and will hold another public hearing, then if nothing new, they close the hearing for the final draft. The next step will be to send their recommendation to the Commission for options. Mr. Bogner stated it was good to know the legal aspects and the public needs to follow the proper process to be heard.

Mr. Brittain explained gathering information, organizing it, and internet searching and using public comments. Mr. Whitesel asked for a press release about public comments, will they be taken at the Planning and Zoning hearing.

Mr. Hoffman stated his recommendation was no public comments in the commission meetings. Mr. Friesen stated there was consensus for staff to make it clear in a press release of how the public can make comments.

9A. Administrator Randy Partington explained the Special Districts Revenue Neutral Rate Hearing for the purpose of answering objections of taxpayers relating to the Revenue Neutral Rate. Mr. Friesen opened the hearing at 10:38 a.m. There was no discussion. Mr. Friesen closed the hearing at 10:39 a.m.

9B. Mr. Friesen clarified the exceeding of RNR on these districts by announcing they may exceed. Resolution 2023-25 to levy a property tax rate exceeding the revenue neutral rate for the Special Districts 2024 Budget. **Mr. Hirst moved, seconded by Mr. Bogner**, to approve **resolution #2023-25; A RESOLUTION OF RENO COUNTY, KANSAS TO LEVY A PROPERTY TAX RATE EXCEEDING THE REVENUE NEUTRAL RATE FOR RENO COUNTY FIRE DISTRICT NOS. 2,3,4,7,8, JOINT 1 RENO/KINGMAN, AND JOINT 2 RENO/HARVEY** as presented by staff. The motion was approved by a roll call vote of 5-0.

9C. At 10:43 a.m. Mr. Friesen opened the Budget Hearing for the purpose of hearing and answering objections relating to the proposed use of all funds and the amount of ad valorem tax for the Special Districts' 2024 Budget. There was no discussion. Mr. Friesen closed the hearing at 10:44 a.m.

9D. Mr. Partington explained the options for adopting the 2024 Special Districts Budget. He stated the Budget as proposed with changes, the Budget as proposed but amended (lowers or removes some tax levies, and the Budget amounts as recommended but with no utility levies (which was Option 2). He clarified tax unit increases from last year. **Mr. Friesen moved, seconded by Mr. Whitesel**, to approve Option 2 as outlined by staff. The motion was approved by a roll call vote of 5-0.

10A. County Administrator Randy Partington asked if the Board had questions on department reports, none were made. He mentioned the goat milking by three or more commissioners on Friday at 2:45 p.m. and the need for giving notification of a quorum.

Mr. Hoffman stated the tax sale was October 12th, 2023, starting to 9:00 a.m. at the Hutchinson Auditorium (Memorial Hall) with 77 parcels and stated said that some may redeem by October 11th at 3:00 p.m.

11. Commissioner comments:

Mr. Bogner spoke about the Quad County quarterly meeting where they discussed the 30/30 trail. Sedgwick County was looking into doing something regionally saying Reno County has a leg in the issue. He said Reno County had the Cosmosphere and Strataca, one of the seven salt mines you could still go down into. The Exploration Place Director was from Britain, and it was suggested he visit The Cosmosphere since they had the best aviation in U.S. and possibly the world.

Mr. Hirst mentioned a conservation social that the commissioners could attend, along with members of the State Conservation Commission, to be held at 5:30 p.m. Thursday. He asked if there was a need to put out a press release for more than 3 commissioners attending. The Official newspaper items should use Ninnescah Valley instead of The Hutchinson News. He noticed the Sheriff used The Hutchinson News. Mr. Hoffman explained why the Sheriff may use another newspaper. He would publish in both newspapers for the tax sale next year.

Mr. Whitesel commented on hosting the Kansas State Fair, urging people to go. In the paper, the state sends dollars to local Police/Sheriff for DUI push. Out of 64 people stopped by the Sheriff 60 were let go with a warning, and he said he appreciated that treatment. He mentioned Grace Bible Church Fall Festival this evening and invited everyone to come visit it at 6:00 p.m.

Mr. Friesen stated he and Mr. Partington attended the State Fair Board meeting. He said they were a good group of board members with daily situation reports and mentioned that they installed a new communication system.

They appreciated Reno County. The Clerk's Office, Donna Patton, invited him to welcome the County Clerk's Association to their bi-annual meeting at Strataca.

At 11:15 a.m. the meeting recessed for five minutes.

The meeting reconvened with all Commissioners, County Administrator Randy Partington, County Counselor Patrick Hoffman, and Minutes Clerk Cindy Martin, present.

12A. At 11:25 a.m. **Mr. Friesen moved, seconded by Mr. Parks**, to recess into executive session for 35 minutes until 12.00 p.m. with County Administrator, County Counselor, joining the governing body in the executive session, the justification for the executive session was for personnel matters of non-elected personnel. The motion was approved by a roll call vote of 5-0.

At 12:00 p.m. Mr. Friesen adjourned the meeting until Wednesday, September 27th, 2023, at 9:00 a.m.

Approved:

Chair, Board of Reno County Commissioners

(ATTEST)

Reno County Clerk
cm

Date

September 27, 2023
Reno County Courthouse
Hutchinson, Kansas

The Board of Reno County Commissioners held an agenda session with Chairman Daniel Friesen, Commissioner Ron Hirst, Commissioner Randy Parks, Commissioner Don Bogner, and Commissioner John Whitesel, County Counselor Patrick Hoffman, County Administrator Randy Partington, and Minutes Clerk Cindy Martin, present.

The meeting began with the Pledge of Allegiance followed by a short sectarian prayer led by Associate Pastor Glenn Koster, Sr. with First Church of God.

Mr. Friesen commented that three commissioners participated in the Kansas State Fair goat milking contest and won three times in a row.

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

Mr. Hirst moved, seconded by Mr. Bogner, to approve the consent agenda consisting of items 6A through 6C which includes the: **(6A)** Accounts Payable Ledger for claims payable on September 15th, 2023, totaling \$491,638.30; Accounts Payable Ledger for claims payable on September 22nd, 2023, totaling \$913,302.20; Accounts Payable Ledger for claims payable on September 29th, 2023, totaling \$550,918.13; **(6B)** approve Letter of Authorization for Barbara Lilyhorn to act as signatory for U.S.C. 49-5311 grant program documents; **(6C)** approve purchase of used/demo unit 2023 CAT 950M Wheel Loader from Foley Equipment Wichita, Kansas, in the amount of \$291,260.00 as presented by staff. The motion was approved by a roll call vote of 5-0.

7A. County Administrator Randy Partington explained Planning Case #2023-07; this was approved by the commission, September 13th with a 5-0 vote. **Mr. Parks moved, seconded by Mr. Whitesel,** to approve **Resolution #2023-26; A RESOLUTION ORDERING THE VACATION OF A 40-FOOT-WIDE EASEMENT FOR FUTURE ROAD AND UTILITIES LOCATED IN ROLLING DUNES SUBDIVISION, A SUBDIVISION LOCATED IN THE NORTHWEST QUARTER-SECTION 18, T22SS, R5W OF THE 6TH P.M., RENO COUNTY, KANSAS.** The motion was approved by a roll call vote of 5-0.

8A. Reno County Childcare Task Force presentation/update by Heather Faulkner from Reno County Task Force member and Center Director at Abundant Life Childcare Center and Abby Stockebrand owner of CrossAlign Consulting. Both ladies explained in their presentations, "Where we are and goals".

Ms. Faulkner explained how the ARPA investment funds were being used. She played an audio of a childcare provider, Annette Roberson, who spoke about the impact the funds had on her business. She also made comments on working very well together with the communities, schools, and private partnerships to develop year-round childcare opportunities.

Ms. Stockebrand gave a presentation overview with initiatives, retention grants, assessing budgets, bulk food, infant and provider training, community wait lists and using also existing resources. She mentioned an accelerator grant of \$2,173,887 and a \$1.5 million set aside for projects. The state partnership is with KU Center, Public Partnership and Research (KU-CPPR). Building sustainable solutions was their vision for the future.

The Board discussed several topics regarding childcare issues.

8B. Appraiser Mike Plank reviewed his annual report. He addressed the previous question on taxing childcare property explaining they do not track childcare in homes but use residential values at 11 percent and commercial at 25 percent.

8C. Darcy Basye Environmental Health Supervisor gave explanation on the Reno County Local Environmental Protection Plan (LEPP) Grant given from Kansas Department of Health and Environment for \$50,000 to assist with wastewater repairs or replacement. It helps low-income families using Federal guidelines for repairs or well testing, starts next month until June 2024. Ms. Basye stated there was no cap per project and the grant would pay 100 percent directly to the contractors. **Mr. Whitesel moved, seconded by Mr. Hirst**, to approve the application for the Reno County Local Environmental Protection Plan (LEPP) Grant in the amount of \$50,000 as outlined. The motion was approved by a roll call vote of 5-0.

At 10:23 a.m. the meeting recessed until 10:30 a.m.

The meeting reconvened with all Commissioners, County Administrator Randy Partington, County Counselor Patrick Hoffman, and Minutes Clerk Cindy Martin, present.

8D. County Counselor Patrick Hoffman presented the Reno County Sanitation Code 2023. He stated this was a redraft after the September 18th, 2023, meeting with staff to review the code and collect feedback from contractors to update the current Sanitation Code to align with the Kansas Department of Health and Environment (KDHE) Bulletin 4-2 more closely. He went over the steps in the process: **(1)** the commissioners sign and approve the documents if they were good at the county level, **(2)** send them to KDHE for their approval, **(3)** hold a final public hearing, and **(4)** adopt the code if approved. Sanitation appeal reviews would go through the Planning and Zoning Board then could come to Commissioners for a final decision.

Josh Barkley from Barkley Plumbing stated he appreciated the work that went into updating the code so the entire process to shorten timelines to obtain permits would go smoothly. He thought it was a great foundation.

Ron Vincent from Carl Vincent Service, LLC stated the new code would speed up the process. He said they did what we had to do what KDHE requires or recommended. He thought this was the best they were going to get, and he seemed to like the idea the waivers disappeared for appeals.

After a brief discussion **Mr. Friesen moved, seconded by Mr. Whitesel**, to approve the Sanitation Code 2023 as presented with the following amendments:

- 1) Final language for the homeowner to be able to do their own work with sufficient expertise to install systems.
- 2) Administrative policy regarding the code will be required in writing to be first provided to the Commission for review.
- 3) Have on page 6 item 4 changed from 30 business days to 20 business days.
- 4) Appeals process prior to District Court may appeal to the Commission, they may take it up or may not.
- 5) Appeals otherwise comply with minimum state regulations per page 5 section 8.
- 6) Strike gender language on page 3 section 3C.

The motion was approved by a roll call vote of 4 to 1 with Mr. Hirst objecting to No. #5.

9A. County Administrator Randy Partington asked if the Board had questions on department reports, none were made.

9B. Mr. Partington briefly highlighted financials. He mentioned the county health department's three-year Opioid grant for \$1 million that would cover current costs of the program. He commented on the Yoder sewer projects \$600,000 looking for the other \$400,000 that needed to be financed with a possible KDHE loan that will be applied for by October 16th, 2024. He spoke about options for financing before the end of the year. He asked the Board if he should get ahold of the candidates for the medical consultant to see if they were available on Tuesday, October 3rd at 6:30 p.m. for public interviews in the Veteran's Room at the Courthouse. The Board by consensus replied yes.

Commissioner comments:

Mr. Whitesel mentioned the Kansas State Fair and those involved with the fair.

Mr. Hirst congratulated the HCC for their fine showing in the contest, stating the kids did a great job.

Mr. Parks commented that he attended the retirement parties for Sheriff's Department Lance Smith, 24 years, and Jodie Bryant from the DA's Office, 30 years, thanking them both for their years of service.

Mr. Bogner spoke about taxes on land sale, tractors used for private vehicles which he thought was a state problem not the counties. He said the 30/30 cattle trail was popping up and he was very concerned stating the Texas Secretary of Agriculture voiced concern on this issue with the federal government taking land. He asked the public to call 911 proper authority for emergencies not him since it delays the response teams.

Mr. Friesen thanked the staff and audience for the good accomplishments today.

At 12:00 p.m. Mr. Friesen adjourned the meeting until Wednesday, October 11th, 2023, at 9:00 a.m.

Approved:

Chair, Board of Reno County Commissioners

(ATTEST)

Reno County Clerk
cm

Date



AGENDA ITEM

AGENDA ITEM #6.D

AGENDA DATE: October 25, 2023

PRESENTED BY: Cindy Martin

AGENDA TOPIC:
BOCC minutes for Oct 3rd, Oct 4th approvals needed

SUMMARY & BACKGROUND OF TOPIC:
N/A

ALL OPTIONS:
Approve
Change
Deny

RECOMMENDATION / REQUEST:
Approved drafted minutes for Oct 3rd and 4th

POLICY / FISCAL IMPACT:

N/A

October 3rd, 2023
Reno County Courthouse
Hutchinson, Kansas

The Board of Reno County Commissioners held a special session at 6:30 p.m. to interview for the Medical Consultant with Chairman Daniel Friesen, Commissioner Ron Hirst, Commissioner Randy Parks, Commissioner Don Bogner, and Commissioner John Whitesel, County Counselor Patrick Hoffman, County Administrator Randy Partington, and Minutes Clerk Cindy Martin, present.

The candidates were Dr. Scott Pauly, MD and Dr. DeAnna Marshall, Diabetic Counselor.

Chairman Friesen opened the public meeting, setting the rules of the interview asking the audience to write down questions for the candidates to answer.

Health Department Director Karla Nichols briefly explained what the Medical Consultant would do for the Health Department. She read the state statutes K.S.A. 65-201 regarding the position. She said Dr. Pauly was currently the consultant and would provide information that could be presented to the Board of Health (the Commissioners) to make the final decisions concerning health issues. The consultant comes in for a monthly meeting to discuss community information regarding sicknesses or anything within a broad overview he would also speak about vaccines and prevention.

County Counselor Patrick Hoffman referred to the state statutes in chapter 65-200 articles that spoke about what was required to identify Health Officer and what was required by the Medical Advisor giving input on health issues. He gave an explanation clarifying the Board of Health's purpose. Mr. Friesen questioned the authority to mask mandate by the commission. Mr. Hoffman explained what the Board of Health could do.

Dr. Pauly introduced himself and gave background information on his training and experience. He then answered the best he could to the questions from the audience. He had to sometimes answer as a doctor, as a person, and other times answering as the Medical Consultant role. The Board and audience questioned his role with the COVID vaccines, wearing of masks, lockdowns, and mandates.

Dr. Marshall gave her background information. She was asked the same questions by the Board and audience. The conversation turned to COVID vaccines, wearing masks, and forcing people or mandating. After briefly answering questions, the floor was opened up to public comments.

Dr. Stephen Marshall stated his wife was qualified would do a good job in the consultant position.

Connie Newcome, Inman, Kansas spoke about forced vaccinations that were still happening in today's world. Some businesses would turn away people who have not had vaccinations and doctors would turn away parents that don't vaccinate their students. She said it was a hardship for families to find a school that would take children that did not have their shots. Mr. Friesen commented that any vaccine mandates were by a private business and the county had no say in what they required.

Dr. Mark Steffen expressed concern about qualifications and providing sound guidance to the Health Department by a consultant stating it was time to make a change.

Dr. Dawn Varney stated both candidates were knowledgeable and could research medical information when needed. The job of the Medical Consultant was to provide information on health problems in our community, all health issues like drugs, child health care, and situations with food and water along with numerous other issues. She said Dr. Pauly and Dr. Marshall will do the best they can to deal with issues a lot more than just COVID.

Mr. Friesen stated the vote would be decided in the October 25th commission meeting. The Board thanked the doctors and audience for attending the meeting and made closing comments, also giving both doctors a chance to have closing comments.

At 8:45 p.m. Mr. Friesen closed the meeting and adjourned until Wednesday, October 11th, 2023, at 9:00 a.m.

Approved:

Chair, Board of Reno County Commissioners

(ATTEST)

Reno County Clerk
cm

Date

October 4th, 2023
KLETC Integrity III Room
Hutchinson, Kansas

The Board of Reno County Commissioners held a special session with Chairman Daniel Friesen, Commissioner Ron Hirst, Commissioner Randy Parks, Commissioner Don Bogner, County Administrator Randy Partington, Communication Specialist Sandra Milburn, Public Works Director Don Brittain, and Minutes Clerk Cindy Martin, present. Commissioner John Whitesel was not available. Schwab Eaton Engineer Stuart Porter and Ranson Financial Municipal Consultant Rose Mary Saunders were also in attendance.

Mr. Friesen opened the public meeting at 6:10 p.m. at the Kansas Law Enforcement Training Center (KLETC) Integrity III Room regarding Sewer District No. 201 (Yoder) and No. 202 (H.A.B.I.T.) Improvements.

The meeting started with introductions and then Mr. Porter outlined the wastewater project for Sewer Districts 201 and 202. He said that both wastewater systems have required improvements from KDHE regulations. He spoke about the funding of \$6 million dollars through KDHE revolving loan fund. He stated the KDHE loan has a loan forgiveness of \$1 million dollars that has already been earmarked. The USDA funding grant is an additional financing that might qualify for some loan forgiveness. The USDA funding that could help to keep the user fees low.

Mrs. Shirley Nelson requested if they had another meeting to send notifications to sewer and water users. It was explained that this was a required townhall meeting for the loan application and that the only other meeting was on October 11th, 2023, at the regular agenda meeting. She had a complaint about notifications for the Yoder water plan townhall meeting that had taken place earlier in the year.

Mr. Brittain suggested sending a possible notice to users of rate increases or public meetings for future projects. Any future meetings could be put on the user's utility bill since most people in the area don't have access to radio, text, or the newspaper. He would also put signs on the highway with electronic messages. He mentioned the sewer rates had stayed the same since 1988 until 2022 when they went up. The next project would be the water issue in Yoder.

The invitation went out to come to the commission meeting next Wednesday at 9:00 a.m. Ms. Saunders said this counted as one of the two public meetings per EPA and KDHE requirements.

At 7:00 p.m. Mr. Friesen adjourned the meeting until Wednesday, October 11th, 2023, at 9:00 a.m.

Approved:

Chair, Board of Reno County Commissioners

(ATTEST)

Reno County Clerk
cm

Date

DRAFT



AGENDA ITEM

AGENDA ITEM #6.E

AGENDA DATE: October 25, 2023

PRESENTED BY: Shelly Bredmeier, Director of Youth Services

AGENDA TOPIC:

Appointment of a New Authorized Representative for the Child Nutrition and Wellness program.

SUMMARY & BACKGROUND OF TOPIC:

Youth Services participates in the Child Nutrition and Wellness lunch program under the Kansas Department of Education. By participating in the School Nutrition Program Youth Services lunches are reimbursed through KSDE.

ALL OPTIONS:

Approve the appointment of Joe Hammeke as the New Authorized Representative. The current representative is Shelly Bredemeier, who is retiring in December 2023.

RECOMMENDATION / REQUEST:

Approve Joe Hammeke as the new Authorized Representative.

POLICY / FISCAL IMPACT:

By not appointing a representative youth service will not be able to participate in in the School Nutrition Program.

Appointment of a New Authorized Representative

Return form to:

Child Nutrition & Wellness, KSDE, 900 SW Jackson St, Suite 251, Topeka, KS 66612-1212

Sponsor Number: X0944 Sponsor Name: Reno County Youth Services

Effective Date of Change: 11/1/2023

Indicate the Child Nutrition Programs for this new Authorized Representative:

- School Nutrition Programs
- Summer Food Service Program
- Child and Adult Care Food Program
- Special Milk Program

1. Print or type the name, title, email address and phone number of the new Authorized Representative.

<u>Joe Hammeke</u> Name of Authorized Representative	<u>Asst. Director</u> Title
<u>joe.hammeke@renogov.org</u> Email address	<u>620-694-2500</u> Phone

2. The Authorized Representative must sign and date below the following "Certification" statement. A signature stamp can be accepted only if it is registered with the Kansas Secretary of State.

Certification: My signature below certifies that I have read the current Program Agreement between Child Nutrition & Wellness, Kansas State Department of Education and the sponsor named above; and that I understand and accept the conditions and responsibilities specified therein.

 Signature of Authorized Representative	<u>10/11/23</u> Date
---	-------------------------

_____ Signature of Board Chairperson* or Administrator or For-Profit Owner	_____ Date
--	---------------

Print Name of Board Chairperson*
or Administrator or For-Profit Owner

* State Statute 72-17,140 requires the board to appoint an authorized representative for School Food Service Programs.

This institution is an equal opportunity provider.



AGENDA ITEM

AGENDA ITEM #6.F

AGENDA DATE: October 25, 2023

PRESENTED BY: Disability Supports of The Great Plains - Rachael Grubbs

AGENDA TOPIC:

Letter of Support for Disability Supports of The Great Plains' KDOT Grant Application

SUMMARY & BACKGROUND OF TOPIC:

Disability Supports of The Great Plains (DSGP) will be submitting a KDOT Grant Application for SFY2025 (07/01/2024 – 06/30/2025). They are applying for operating funding only. The funding from this grant would help the organization cover expenses such as driver training, driver wages, vehicle insurance, vehicle tags, fuel cost and repair and maintenance costs. The approximate amount they will submit for their annual transportation operating expenses is \$14,285.71. If approved, KDOT would grant 70% of the submitted operating expenses. The grant application is due by November 16th, 2023.

ALL OPTIONS:

- Approve the Letter of Support and authorize Chairperson Friesen to sign the letter.
- Send back to staff for revisions to come back before the Board on November 8, 2023.
- Decline to send a Letter of Support.

RECOMMENDATION / REQUEST:

Approve the Letter of Support and authorize Chairperson Friesen to sign the letter.



County Commission

Courthouse
206 W. 1st Avenue
Hutchinson, Ks 67501

October 25, 2023

Rene Hart
Public Transportation Manager
KDOT Public Transportation
700 S.W. Harrison Street
Topeka, KS 66603-3754

Dear Rene Hart,

Reno County requests that KDOT strongly consider granting Strengthening Mobility and Revolutionizing Transportation (SMART) funds to Disability Supports of The Great Plains – Hutchinson to assist in serving client transportation needs in Reno County.

Disability Supports of The Great Plains – Hutchinson is a highly respected service organization in Reno County that has an excellent record of community service to its residents. Disability Supports provides critical transportation needs for disabled residents in the Hutchinson community, allowing these individuals the opportunity to maintain their independence, and participate in activities and events they would not otherwise be able to enjoy.

SMART funding will provide operating assistance for expenses related to providing necessary transportation for Disability Supports' clients, including expenses related to extended hours of operation and providing the appropriate vehicles to accommodate all clients with varying disabilities. The Reno County bus system is helpful to some clients but has limited hours of operation and cannot always accommodate the transportation needs of certain individuals.

Reno County strongly supports the allocation of funds to Disability Supports of The Great Plains – Hutchinson, and with KDOT's help, is excited to better serve the needs of our community.

Daniel P. Friesen, Chairperson



AGENDA ITEM

AGENDA ITEM #6.G

AGENDA DATE: October 25, 2023

PRESENTED BY: Shelly Bredemeier Director of Youth Services and Joe Hammeke, Asst. Director

AGENDA TOPIC:

Youth Services - Behavioral Health Services Funding Opportunity grant from Kansas Department of Corrections

SUMMARY & BACKGROUND OF TOPIC:

In 2023, the Kansas Legislature passed HB2021 which included provisions for the Kansas Department of Corrections to ensure that while in detention, juveniles will receive the following services;

A standardized risk and needs assessment within 72 hours of admission.

An updated or completed case plan within 48 hours of the assessment completion.

Access to behavioral health services. (Mental Health and Substance Abuse)

This grant will pay for the assessment tool and all behavior health services that are provided to qualified juveniles who are placed in detention.

This is a collaborative effort between Juvenile Detention Centers and KDOC to implement the above provisions focusing specifically on the development or enhancement of behavioral health services available to youth detained in a Juvenile Detention Center.

ALL OPTIONS:

Approve Behavioral Health Services Funding Opportunity.

RECOMMENDATION / REQUEST:

Approve Reno County Juvenile Detention Facility to apply for the Behavioral Health Services Funding Opportunity grant from KDOC.

POLICY / FISCAL IMPACT:

There are no matched fund requirements, therefore this will not impact Youth Services budget.

Applicant Organization		
Name: Reno County Youth Services		
Address: 219 West 2nd	City: Hutchinson	Zip Code: 67501
County: Reno		
Applicant Organization Director		
Name: Shelly Bredemeier	Title: Director	Telephone: 620-694-2500
Address (if different from above): Click or tap here to enter text.		Cell Phone: 620-694-2500
		Email: Shelly.bredemeier@renogov.org
Grant Period: January 1, 2024, through June 30, 2024		
Total Amount Requested: \$58,176.00		

My signature below certifies acceptance of state grant funds awarded by the Kansas Department of Corrections (KDOC) and further indicates that as the "Grantee" I acknowledge and agree to comply with all the conditions outlined below:

1. This grant award will be utilized solely for the purposes developing or enhancing behavioral health services in accordance with the final approved budget by KDOC.
2. Assume the authority and responsibility of funds received through KDOC and ensure compliance with all applicable Federal and State laws, Regulations and KDOC Financial Rules, Guidelines and Reporting Instructions. All costs associated with non-compliance under this section shall be the responsibility of Juvenile Detention Center/Host County.
3. Maintain books, records documents and other evidence in a manner that accurately reflects receipts and expenditures funded by this grant.
4. Maintain records and submit financial reports in the format prescribed by KDOC and at such times as required by KDOC.
5. Maintain records and submit data tracking reports in the format prescribed by KDOC and at such times as required by KDOC.
6. All funds unexpended at the end of the award period will be returned to KDOC within 30 days of KDOC approval of the 2nd quarter financial report.
7. Follow all applicable state and federal laws related to confidentiality of client information. This provision is not intended to hinder the sharing of information where necessary to effect delivery of services when undertaken in compliance with applicable laws.
8. If any provision of this grant violates any statute or rule of law of the State of Kansas, it is considered modified to conform to that statute or rule of law.
9. Neither assume nor accept any liability for the actions or failures to act, either professionally or otherwise, of KDOC, its employees and/or its contractual agents.

10. Not consider employees or agents of the Grantee as agents or employees of KDOC.
11. Acknowledge this grant may be terminated by either party upon a minimum of ninety (90) day written notice to the other party. Upon termination, the unexpended balance of funding distributed to Grantee shall be returned to KDOC within thirty (30) days.
12. Acknowledge that if, in the judgment of the Secretary of Corrections, sufficient funds are not appropriated to fully continue the terms of this agreement, KDOC may reduce the amount of the grant award.
13. Not hold KDOC and the State of Kansas, and their employees, officials, or agents, liable for any damages or costs arising from the cancellation, voiding, denial or withholding of funds to the Grantee.
14. Submit problems or issues regarding the terms of this grant in writing to the KDOC Deputy Secretary of Juvenile and Adult Community Based Services for final review and resolution.

Applicant Organization Director

Printed Name:	Shelly Bredemeier
Title:	Director
Signature:	
Date:	

Board of County Commission Chairperson

Printed Name:	Daniel Friesen
Title:	Chairman
Signature:	
Date:	

County Financial Officer

Printed Name:	Brenda Kowitz
Title:	Treasurer
Signature:	
Date:	

FY 2024
 NON-PERSONNEL BUDGET - JDC Behavioral Health Services Funding
 INSERT AGENCY NAME HERE

2A MENTAL HEALTH CATEGORY	Details	Total Amount	TOTAL
Assessments/Evaluations	80 assessments at \$120.00 each	\$9,600	\$ 9,600.00
Treatment/Groups	480 sessions @ \$45.00 per session	\$21,600.00	\$ 21,600.00
			\$ -
			\$ -
			\$ -
2A TOTAL MENTAL HEALTH CATEGORY		\$ 31,200.00	\$ 31,200.00

These numbers are based on the average number of youth admitted into our detention facility over a 6 month period from 2022. The request is based on each youth meeting criteria for a mental health assessment. Subsequently, each youth would be allowed to participate in 6 individual sessions.

2B SUBSTANCE ABUSE CATEGORY	Details	Total Amount	TOTAL
Assessments/Evaluations	80 assessments at \$150.00 each	\$12,000	\$ 12,000.00
Treatment/Groups	Weekly group, 8 youth @ \$50 per person	\$10,400	\$ 10,400.00
	2 weekly individual sessions @ \$88 each	\$4,576.00	\$ 4,576.00
			\$ -
			\$ -
2B TOTAL SUBSTANCE ABUSE CATEGORY		\$ 26,976.00	\$ 26,976.00

The assessments will determine if individual or group sessions will be recommended for each youth. Potential providers have advised the majority of evaluations result in recommendations for group sessions. As reflected in the mental health category, these numbers are based on the average number of youth admitted into our facility over a 6 month period from 2022. The group session estimation is based on 8 youth in the group for 8 weeks and the pattern continuing for 26 weeks with new participants each 8 week session.

2C CONTRACTUAL CATEGORY	Details	Total Amount	TOTAL
Care Coordinator			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
2C TOTAL CONTRACTUAL CATEGORY		\$ -	\$ -

Reno County Youth Services currently employees a case manager on site who will facilitate all assessments and subsequent treatment if necessary.

Total Non-Personnel		\$ 58,176.00	\$ 58,176.00
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FY 2024

BUDGET SUMMARY - JDC Behavioral Health Services Funding

INSERT AGENCY NAME HERE

Total Grant:
\$ 58,176.00

	Reinvestment Grant		Total
PERSONNEL			
Non-Admin PERSONNEL			
Salary	\$	-	\$ -
Benefits	\$	-	\$ -
TOTAL PERSONNEL:	\$	-	\$ -
NON-PERSONNEL			
Mental Health	\$	31,200.00	\$ 31,200.00
Substance Abuse	\$	26,976.00	\$ 26,976.00
Contractual	\$	-	\$ -
TOTAL NON PERSONNEL	\$	58,176.00	\$ 58,176.00
			\$ -
Total Budget per grant:	\$	58,176.00	\$ 58,176.00



AGENDA ITEM

AGENDA ITEM #6.H

AGENDA DATE: October 25, 2023

PRESENTED BY: Laura Meyer Dick, First National Travel Agency & Nation, Inc

AGENDA TOPIC:

Resolution of Support for the Advancement of a Rural Housing Incentive District (RHID) per Landmark Apartments Project. [Project Packet](#)

SUMMARY & BACKGROUND OF TOPIC:

Laura Meyer Dick and Pomeroy Development are planning to renovate the Landmark building on 5th Avenue and Main Street in Hutchinson for apartment units. On May 16, 2023, the City of Hutchinson passed two resolutions that supported the project for a Moderate Income Housing (MIH)/ARPA funding application and one for the development of Rural Housing Incentive District and Industrial Revenue Bond incentives.

For the application process to receive the MIH funding, the developer is requesting the attached resolution to be passed by Reno County as a sign of support for the project. Attached is a copy of the application summary and a link below for the full application.

ALL OPTIONS:

1. Support the development of this property and approve the attached Resolution.
2. Deny the Resolution
3. Table until a future meeting

RECOMMENDATION / REQUEST:

Approve Resolution No. 2023-____

POLICY / FISCAL IMPACT:

RHID's and IRB's have tax incentives for the development of their properties meaning it would be a few years before Reno County's property valuations would impact the budget.

RESOLUTION NO. 2023 R _____

A RESOLUTION OF SUPPORT FOR THE ADVANCEMENT OF A RURAL HOUSING INCENTIVE DISTRICT (RHID) AND AN INDUSTRIAL REVENUE BOND (IRB) ISSUE IN SUPPORT OF THE HUTCH LANDMARK PROJECT TO BE LOCATED AT 501 N. MAIN IN HUTCHINSON, KANSAS.

WHEREAS, the County of Reno recognizes the shortage of high quality and affordable housing options throughout the community; and

WHEREAS, the proposed Hutch Landmark Project development is expected to require about \$_____million of investment; and

WHEREAS, the units will be targeted to households between 60 and 150 percent of HUD's state non-metro area median income; and

WHEREAS, the project will be a renovation of existing, long-vacant, upper-level, downtown building space; and

WHEREAS, the Rural Housing Incentive District (RHID) program allows for the abatement of future property taxes through reimbursement to a developer for expenses incurred in the creation of new housing in upper-level spaces of downtown buildings greater than 50 years old; and

WHEREAS, the Industrial Revenue Bond (IRB) program can be utilized to exempt certain projects from state and local sales taxes on construction materials at the discretion of a local governing body; and

WHEREAS, the project is not feasible without the partnership and support of the City of Hutchinson in utilizing the Rural Housing Incentive District (RHID) and Industrial Revenue Bond (IRB) program; and

WHEREAS, Pomeroy Development has experience delivering similar projects in similar communities throughout Kansas and the Hutch Landmark Project would be a welcome investment and addition to downtown Hutchinson; and

WHEREAS, Reno County, Kansas is not directly involved but supports the City of Hutchinson's

advancement of Rural Housing Incentive District (RHID) and Industrial Revenue Bond (IRB).

NOW, THEREFORE, BE IT RESOLVED that the Governing Body supports and approves the development of aforesaid housing in their community and furthermore supports the use of the Rural Housing Incentive District (RHID) and Industrial Revenue Bond (IRB) programs to make this project feasible.

BE IT FURTHER RESOLVED that this resolution shall take effect upon its passage by the Governing Body.

ADOPTED AND PASSED by the Governing Body this _____ day of _____, 2023.

**BOARD OF COUNTY COMMISSIONERS
OF RENO COUNTY, KANSAS**

Daniel Friesen, Chairman

Randy Parks, Member

Ron Hirst, Member

Don Bogner, Member

John Whitesel, Member

ATTEST:

Donna Patton, County Clerk



Instructions for 2023 Round 2 ALL Applications: to better facilitate evaluation, KHRC requires this application to be submitted via electronic upload (detailed "How to Submit" instructions were released with the application materials).

Please complete this application in Excel and save as "23-02-NameofApplicant-Application.xlsx" Example: Anytown, KS would name the application "23-02-Anytown-Application.xlsx". Accompanying documents must be uploaded electronically as PDF documents. If the applicant has difficulty or cannot upload the application electronically, please email MIH@kshousingcorp.org.

I. Application Overview:

Type of Request (please select all that apply)

MIH: _____ KHITC: Later ARPA: x

Application Type

Updated Date:

Application: x Updated Application: _____ Closeout: _____

Site Information

Project Name (should match Notice of Application) Landmark Apartments
Address: 501 N Main Street City: Hutchinson State: KS
County: Reno Zip: 67501 Population: 39,712
Federal Congressional District: 1 State House: 104 State Senate: 34
Census Tract: 20155000600

Elected Official - This individual will be addressed in official MIH announcements from KHRC.

Name: Jon Richardson Email: jon.richardson@hutchgov.com
Telephone: 620-200-5466 Address: 125 E. Avenue B
City: Hutchinson State: KS Zip: 67501
Title: Mayor Term: January 2022 to January 2026

Primary Contact

Name: Laura Meyer Dick Email: lauram@fnta.net

Telephone: 620-474-6770 Address: 1 N Main Street
 City: Hutchinson State: KS Zip: 67501
 Title: Managing Member

Main Contacts

Name: Justin Pregont Title: Developer
 Email: justin@pomeroydevelopment.com Phone: 913-367-9317
 Name: Paul Brown Title: City Attorney
 Email: PaulB@hutchgov.com Phone: 620-694-2640
 Name: Lacie Janzen Title: Chamber of Commerce
 Email: laciej@hutchchamber.com Phone: 620-662-3391

II. Type of Development:

How many total units are in your development? 40 Total MIH units? 36
 Total KHITC units? _____

What is the type of the development? Please indicate the # of units of each.

Single Family Homeownership _____ Infrastructure _____
 Multi-Family Rental 40 Single Family Rental _____
 Duplexes _____ Other (specify) _____

What is the anticipated start date of the development? March 2024
 What is the anticipated completion date of the development? September 2025

III. Funding Information:

How will the resources be used? Please select all that apply using an X, but ONLY select the items that KHRC's resources will be applied towards.

Infrastructure/Site Work: _____ New Construction: _____
 Down Payment Assistance: _____ Acquisition & Rehab.: x
 Historic Rehabilitation: x Rehabilitation: x

If other, please describe: _____

Has the applicant applied or been approved for a Rural Housing Incentive District (RHID)? Yes
 If yes, at what stage of the approval process is the applicant? Resolution No. 2023-R9 (page XX)

IV. Partnership Information

Name: Meyer Landmark LLC Federal EIN Number: 92-2540928

General Partner/Managing Member/or Principal(s) Involved:

Identify the ownership structure if the project involves rental housing.

Name: <u>Michael & Laura (Meyer) Dick</u>	Phone: <u>620-474-6770</u>	Ownership Percentage: <u>90.00%</u>
Name: <u>Todd Co., LLC</u>	Phone: <u>913-367-9317</u>	Ownership Percentage: <u>9.00%</u>
Name: <u>Hutch Managing Member, LLC</u>	Phone: <u>620-474-6770</u>	Ownership Percentage: <u>1.00%</u>

V. Development Team Information

Provide the following information if applicable and attach a resume for each team member listed.

Developer:	<u>Pomeroy Development (Justin Pregont)</u>	
Email:	<u>justin@pomeroydevelopment.com</u>	Phone: <u>913-367-9317</u>
Principal/Owner:	<u>Meyer Landmark, LLC</u>	
Email:	<u>lauram@fnta.net</u>	Phone: <u>620-474-6770</u>
Contractor:	<u>Mark Borecky Construction</u>	
Email:	<u>curtis@markboreckyconstruction.com</u>	Phone: <u>620-259-6655</u>
Mgmt. Company:	<u>Meyer Landmark, LLC</u>	
Email:	<u>lauram@fnta.net</u>	Phone: <u>620-474-6770</u>
Consultant:	<u>Spencer Preservation (Brenda Spencer)</u>	
Email:	<u>brenda@spencerpreservation.com</u>	Phone: <u>785-456-9857</u>
Architect:	<u>GLMV Architecture (Lucas Brooks)</u>	
Email:	<u>lucas.brooks@glmv.com</u>	Phone: <u>316-265-9367</u>

Have any members of the development team previously received MIH funding Yes, Developer and Architect
Justin Pregont (2018 - Atchison, 2021 -
 If yes, please list the name of member, year, and community funded. Hays, 2023 - Great Bend)
Lucas Brooks (2023 - Russell and Great B

Disclosure of Relationship: *Applicants must disclose any current or former KHRC employees acting as a consultant or interested party. Current KHRC employees cannot receive a financial gain from the funding of a project received through KHRC for a period of two years after his/her employment ends.*

Are any of the above parties or additional interested parties a current or former employee of KHRC? No
 If yes, who? _____
 If yes, please describe their involvement in the project:

By completing this application, the applicant is agreeing to KHRC's Disclosure of Relationship clause and must comply by verifying the project does not create financial gain for the current KHRC employee. The applicant should submit the proper information when requesting disbursement of funds to show compliance.

VI. Additional Development Information:

Project Type: *Please select all that apply and indicate # of units where appropriate.*

Detached Single Family: _____	Detached Multi-Family: _____	Apartments: <u>40</u>
Rowhouse/Townhouse: _____	Partial Basement: <u>x</u>	Stories: <u>5</u>
Slab on Grade: _____	Crawl Space: _____	Elevator: <u>x</u>
Full Basement: _____	If other, please describe: _____	

Total MIH Development Costs: \$ - *Prefilled from Section V of MIH Application tab.*
 Total ARPA Development Costs: \$ 11,030,000.00 *Prefilled from Section V of MIH-ARPA Application tab.*

The following information must be included with application. Answer "Yes" if attached. Not applicable for down payment assistance.

Proof of Site Control: Yes (pages 268-269)
 Proper Zoning or Application for Proper Zoning: Yes (page 270)
 Sketch Plan: Yes (pages 14-15)
 Legal Description of Site: Yes (page 268)
 Meet or exceed KHRC's energy standard: Yes (page 307)

VII. Annual Rental Operating Income:

If you do not plan to incorporate rental units in your project, please skip this section.

Unit Type:	# Units	Monthly Rent Per	Total Tenant Paid	Square Feet Per
Studio	8	\$ 795.00	\$ 6,360.00	472
1 BR	20	\$ 1,015.00	\$ 20,300.00	559
2 BR	12	\$ 1,162.00	\$ 13,944.00	741
3 BR			\$ -	
Total:	40	\$ 2,972.00	\$ 40,604.00	

Total # of Units:	40	Total Monthly Rental Income:	\$ 40,604.00
Other Income Type:	Ground Floor Commercial Rents	Plus Other Monthly Income Amount:	\$ 5,000.00
Vacancy Allowance:	7.00%	Less Monthly Vacancy Allowance:	2,842.28
		Total Monthly Operating Income	\$ 42,761.72

Total Annualized Operating Income: \$ 513,140.64

VIII. Annual Rental Operating Expense:

If you do not plan to incorporate rental units in your project, please skip this section.

Administrative		Operating		Maintenance	
Advertising	\$ 1,800	Elevator/Fire Alarm	\$ 15,000	Decorating	\$ 1,800
Asset Management	\$ 9,000	Water	\$ 15,000	Repairs/Maint.	\$ 24,000
Legal/Partnership	\$ 3,000	Lighting & Misc. Powe	\$ 15,000	Exterminating	\$ 2,000

Accounting/Audit	\$ 9,600	Gas	\$ 3,000	Ground Expense	
Property Management	\$ 24,000	Trash Removal	\$ 6,000	Contingency	\$ 12,000
Other	\$ -	Payroll, include. taxes		Other	\$ -
Other	\$ -	Insurance	\$ 18,000	Other	\$ -

Total Administrative Cost:	\$ 47,400	Total Operating Cost:	\$ 72,000	Total Maintenance Cost:	\$ 39,800
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Total Real Estate Taxes:	\$ 5,000.00
Annual Replacement Reserve for Units:	\$ 18,000.00
Total Annual Operating Expense:	\$ 182,200.00

IX. Homeownership:

If you do not plan to incorporate homeownership units in your project, please skip this section.

Down Payment Cost:	\$ -
Estimated Sale Price:	\$ -

Mortgage:	\$ -
Utilities:	\$ -
Interest, Taxes & Insurance:	\$ -
Total Monthly Housing Cost:	\$ -

X. Job Creation and Economic Development

Please provide a narrative explaining job creation and economic development in your community, including major employers with the number of their employees, open positions, and unemployment rate. This narrative should include relevant job and economic development numbers from the applicant's housing study. Submit documentation to support each answer (i.e. letters from employers).

Who are the major employers in the area:

Employer Name:	<u>Hutchinson Regional Health</u>	# of employees:	<u>1600</u>	# of open positions:	<u>139</u>
Employer Name:	<u>Hutchinson Comm. College</u>	# of employees:	<u>877</u>	# of open positions:	<u>38</u>
Employer Name:	<u>Hutchinson Clinic</u>	# of employees:	<u>750</u>	# of open positions:	<u>33</u>
Employer Name:	<u>USD 308</u>	# of employees:	<u>955</u>	# of open positions:	<u>66</u>
Employer Name:	<u>USDs 309/313</u>	# of employees:	<u>576</u>	# of open positions:	<u>55</u>
Employer Name:	<u>Kroger Accounting (Corp.)</u>	# of employees:	<u>319</u>	# of open positions:	<u>5</u>
Employer Name:	<u>City/County Gov't</u>	# of employees:	<u>825</u>	# of open positions:	<u>51</u>

Please provide a brief narrative on open positions and projected employment opportunities.

The leading job search website indeed.com currently lists 992 job openings within a 10 mile radius of the City of Hutchinson. These employers were selected because of their size, but also for their strong fit in the "nurses/educators" focus of our application. Employment data pulled from the City of Hutchinson's adopted 2023 Budget document and number of open positions pulled from website listings.

Current Unemployment Rate: 3.30% Date collected and community definition: March '23, Reno County

Please provide a brief narrative on how the proposal provides a solution to the immediate workforce needs in

A sizable injection of new housing units (40 total) into the Hutchinson market is not just a direct offering of downtown apartments for employees to move into. If a dozen or so downsizing retirees decide the Landmark Apartments are right for them, then those single family homes have have just opened up for young families to consider. New housing units have a cascading impact that reverberates across multiple product types.

XI. Application Next Steps

THIS APPLICATION IS NOT COMPLETE. *Completing only the ALL APPLICATIONS tab of this application DOES NOT qualify as a complete application for the MIH, KHITC, or MIH-ARPA Programs. Completing only this tab of the spreadsheet may result in an application being evaluated as substantially incomplete. After completing the ALL APPLICATIONS tab, please complete the corresponding tabs for each program for which the applicant intends to apply. **Each program has a separate application tab in this spreadsheet.** If the applicant intends to apply for each program, they will need to complete the corresponding application for each program.*



AGENDA ITEM

AGENDA ITEM #6.I

AGENDA DATE: October 25, 2023

PRESENTED BY: Mark Vonachen, County Planner II

AGENDA TOPIC:

Planning Case #2023-09 - A resolution ordering the vacation of a 60-foot-wide ingress-egress easement & future roadway located on Lot 5, Block A, of Morgan Heights Subdivision. The address to the property is 1403 N. Mayfield Road.

SUMMARY & BACKGROUND OF TOPIC:

The owner, Nicole Nease, requested the 60-foot-wide ingress-egress easement & future roadway be vacated to permit the construction of a fence and prevent the construction of a public road on their property. No utilities are located in the platted easement.

The Planning Commission recommended approval of the vacation request by a 6-0 vote on September 21, 2023.

The County Commissioners approved of the vacation request by a 4-0 vote on October 11, 2023.

This resolution journalizes the County Commissioners' decision and orders the ingress-egress easement vacated.

The County Counselor has reviewed and approved of the proposed resolution.

ALL OPTIONS:

Approve of the resolution as presented.

Deny the resolution.

Return to staff the resolution for corrections.

RECOMMENDATION / REQUEST:

Approve and sign the resolution ordering the vacation.

POLICY / FISCAL IMPACT:

None

RESOLUTION 2023-

**A RESOLUTION ORDERING THE VACATION OF A 60-FOOT-WIDE
INGRESS-EGRESS EASEMENT & FUTURE ROADWAY LOCATED IN
MORGAN HEIGHTS SUBDIVISION, A SUBDIVISION LOCATED IN THE
NORTHEAST QUARTER - SECTION 11, T23S, R5W OF THE 6TH P.M., RENO
COUNTY, KANSAS**

WHEREAS, pursuant to K.S.A. 58-2613 et. seq., Nicole & Sabin Nease petitioned the Board of County Commissioners of Reno County, Kansas, praying for the vacation of a 60-foot-wide Ingress-Egress Easement & Future Roadway legally described as:

The 60 ft. Ingress-Egress Easement and Future Roadway across the North 60.00 feet of Lot 5, Block A, Morgan Heights, a subdivision in the East Half of the Northeast Quarter of Section 11, Township 23 South, Range 5 West of the 6th Principal Meridian in Reno County, Kansas.

WHEREAS, the petitioners are the owners of 100% of the real property lying adjacent to the 60-foot ingress-egress easement and future roadway proposed to be vacated and have petitioned the Board of County Commissioners to vacate the ingress-egress easement described above; and

WHEREAS, the Planning Commission having received the Petition, set the matter for public hearing at 4:30 p.m., Thursday, September 21, 2023, at the Reno County Public Works Facility and provided notice of the hearing by publication, as prescribed within said statute; and

WHEREAS, on the above referenced date and time the Planning Commission conducted a public hearing on the proposed petition, at which time all interested parties in

attendance were given an opportunity to be heard and no neighboring parties presented testimony against the vacation; following which hearing the Planning Commission recommended approval of the proposed ingress-egress easement & future roadway vacation as described above.

WHEREAS, on October 11, 2023, the Reno County Commission at its regular public meeting received a summary report dated September 28, 2023, of the proceedings before the Reno County Planning Commission and the Planning Commission's recommendation of approval of the ingress-egress easement & future roadway vacation; and

WHEREAS, upon conclusion of the Board's deliberations, Commissioner Hirst moved to approve the Planning Commission's recommendation for approval of the ingress-egress easement & future roadway vacation; Commissioner Whitesel seconded the motion. The motion was approved by unanimous vote.

THEREAFTER, the Board being duly advised in the premises, finds and determines that:

1. Proper notice has been given as required by statute.
2. The public will suffer no loss or inconvenience by such vacation.
3. No private rights will be injured or endangered.
4. In justice to the petitioner, the petitioner's prayer should be granted.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE BOARD OF COUNTY COMMISSIONERS OF RENO COUNTY, KANSAS, that;
The 60-foot Ingress-Egress Easement & Future Roadway within Morgan Heights Subdivision, Reno County, Kansas legally described as follows:

The 60 ft. Ingress-Egress Easement and Future Roadway across the North 60.00 feet of Lot 5, Block A, Morgan Heights, a subdivision in the East Half of the Northeast Quarter of Section 11, Township 23 South, Range 5 West of the 6th Principal Meridian in Reno County, Kansas.

is hereby vacated.

BE IT FURTHER RESOLVED that this RESOLUTION be effective from and after its adoption.

ADOPTED in regular session this 25th day of October 2023.

BOARD OF COUNTY COMMISSIONERS
OF RENO COUNTY, KANSAS

Daniel P. Friesen, Chairman

Ron Hirst, Member

Randy Parks, Member

Don Bogner, Member

John Whitesel, Member

ATTEST:

Donna Patton, County Clerk

To the Reno County Register of Deeds:

This is to certify that the Board of County Commissioners of Reno County, Kansas, duly adopted the above and foregoing resolution and order on the 25^h day of October 2023.

Donna Patton - Reno County Clerk



AGENDA ITEM

AGENDA ITEM #7.A

AGENDA DATE: October 25, 2023

PRESENTED BY:

AGENDA TOPIC:

Appointment of Medical Consultant

SUMMARY & BACKGROUND OF TOPIC:

In March, the county commission sent out a Request for Qualifications for the current governing body's option of choosing the medical health consultant pursuant to KSA 65-201 (shown below). A copy of the final two doctors documents and the RFQ is attached.

65-201. County, city-county and multicounty units; local health officers; appointment, tenure, removal; laws applicable; review, amendment or revocation of local health officer orders; limitation on certain orders; approval by board of county commissioners required; civil action for relief from orders. (a) The board of county commissioners of each county shall act as the county board of health for the county. Each county board shall appoint a person licensed to practice medicine and surgery, preference being given to persons who have training in public health, who shall serve as the local health officer and who shall act in an advisory capacity to the county board of health. The appointing authority of city-county, county or multicounty health units with less than 100,000 population may appoint a qualified local health program administrator as the local health officer if a person licensed to practice medicine and surgery or person licensed to practice dentistry is designated as a consultant to direct the administrator on program and related medical and professional matters. The local health officer or local health program administrator shall hold office at the pleasure of the board.

(b) (1) Except as provided in paragraph (2), any order issued by the local health officer, including orders issued as a result of an executive order of the governor, may be reviewed, amended or revoked by the board of county commissioners of the county affected by such order at a meeting of the board. Any order reviewed or amended by the board shall include an expiration date set by the board and may be amended or revoked at an earlier date by a majority vote of the board.

(2) If a local health officer determines it is necessary to issue an order mandating the wearing of face masks, limiting the size of gatherings of individuals, curtailing the operation of business, controlling the movement of the population of the county or limiting religious gatherings, the local health officer shall propose such an order to the board of county commissioners. At the next regularly scheduled meeting of the board or at a special meeting of the board, the board shall review such proposed order and may take any action related to the proposed order the board determines is necessary. The order shall become effective if approved by the board or, if the board is unable to meet, if approved by the chairperson of the board or the vice chairperson of the board in the chairperson's absence or disability.

(c) The board of county commissioners in any county having a population of less than 15,000 may contract

with the governing body of any hospital located in such county for the purpose of authorizing such governing body of the hospital to supply services to a county board of health.

(d) (1) Any party aggrieved by an order issued pursuant to subsection (b)(2) may file a civil action in the district court of the county in which the order was issued within 30 days after such order is issued. Notwithstanding any order issued pursuant to K.S.A. 2022 Supp. 20-172(a), and amendments thereto, the court shall conduct a hearing within 72 hours after receipt of a petition in any such action. The court shall grant the request for relief unless the court finds such order is narrowly tailored to the purpose stated in the order and uses the least restrictive means to achieve such purpose. The court shall issue an order on such petition within seven days after the hearing is conducted. If the court does not issue an order on such petition within seven days, the relief requested in the petition shall be granted.

(2) Relief under this section shall not include a stay or injunction concerning the contested action that applies beyond the county in which the action was taken.

(3) The supreme court may adopt emergency rules of procedure to facilitate the efficient adjudication of any hearing requested under this subsection, including, but not limited to, rules for consolidation of similar hearings.

History: L. 1885, ch. 129, § 7; R.S. 1923, 65-201; L. 1973, ch. 246, § 1; L. 1976, ch. 264, § 1; L. 2020, ch. 1, § 37 (Special Session); L. 2021, ch. 7, § 12; March 25.



County Commission

Courthouse
206 W. 1st Avenue
Hutchinson, Ks 67501

Reno County is requesting qualifications and proposal for a Consultant to direct the health program administrator on program and related medical and professional matters for the Reno County Health Department as described in K.S.A. 65-201. Applicants shall be a person licensed to practice medicine and surgery as required by that statute.

The consultant's responsibilities are as follows:

1. Direct the administrator on program and related medical and professional matters when requested by the Public Health Officer or Board of Health.
2. Provide qualified, licensed, and professional medical advice to the Health Officer as required by K.S.A. 65-201.
3. As needed, be available for phone consultation with public health staff on medical related matters.
4. Except for emergency events which may require additional hours of service consultant is expected to provided minimal amounts of service each month. Applicants should provide in their response monthly contract at an hourly rate for services.
5. The Consultant shall communicate with the County's liability insurer and follow procedures of that insurer, if any, as necessary to comply with any requirements of the County's liability insurance.

Individuals shall respond with qualifications and information for consideration by the Reno County Commissioners on or before _____, 2023

Randy Parks
District 1

Ron Hirst
District 2

Daniel P. Friesen
District 3

John Whitesel
District 4

Don Bogner
District 5

Personal Summary/Interest in helping the community/County Residence

After nearly a ½ decade practicing medicine in central Pennsylvania, my family and I sought out the stability, sensibility, and practicality of Reno County, Kansas. Our relocation in the fall of 2017 was a return to my roots, as this is the community in which I was raised and educated. I have practiced, without interruption, fully licensed/board certified medical care in Hutchinson since my return. My professional interests are not limited to direct patient care: I am very passionate about laboratory medicine, pharmacotherapeutics, and community health. I am completing advanced training as a physician director of moderate complexity laboratories, and I am pursuing a second board certification in public health. All requirements for these certifications are scheduled to be met by mid-May 2023. Outside of the demands of medicine, I consider myself an engaged father, husband and community member; as well as an outdoorsman. I reaped the benefits of being raised in central Kansas, and I continue to enjoy the innumerable offerings and benefits of this region. Through my continued efforts as an involved citizen, but also as a medical consultant for the health department, I believe that my unique skill set can help ensure that our county remains a healthy and vibrant place for my family and all persons to live, grow, and work.

Public Health Experience/Medical Background

The role of medical consultant for the health department is a natural fit for my training and background. Completing modern-day full-spectrum family medicine residency training required proficiency in community/public medicine and infectious disease; as well as medical competency for all age groups. Unlike the medical education residency training programs that are narrow in scope and limited in the ages for which training applies; my broad training and certification lends itself to servicing a community with a wide range of ages and needs. This consultant position warrants a provider trained in community medicine, and capable of providing medical expertise across the entire spectrum of development and aging. I am not only trained, licensed, and certified to provide community medical care for all Reno County age groups, but I have been actively doing so for the duration of my career: From pediatrics to geriatrics.

After being approached by the health department and county commission leadership, I agreed to take on the role of medical consultant to the health department in the late winter/early spring of 2020. It has been an unprecedented and unexpected 3 years in public health. In addition to weathering the storm that has been the COVID-19 pandemic, the health department has battled hepatitis A outbreaks, a potentially devastating resurgence of syphilis in the community, and the worsening opioid epidemic. Through my understanding of and involvement with the multiple layers of the local/regional/state/national medical community, I have been able to act as a liaison and advocate within and for the county. This resulted in my forming and leading the Reno County Medical Collective – a multispecialty work group of invested community and regional partners that worked to ensure a cohesive medical response. This endeavor resulted in organized medical delivery and enhanced communication, leading to improved community health outcomes. These successes were recognized by the Trump Administration, but also surrounding counties and states. I humbly accepted a medal of commendation from Operation Warp Speed/Department of Defense for these efforts; and our local

programming was subsequently emulated by medical facilities, health departments and state health programs around the country. With my background in infectious disease, therapeutics, and epidemiology, I have also been an asset in effectively fighting the spread and damage of hep A and syphilis in our community. I have been available 24/7 for any population health related needs the RCHD may have, but also individualized patient-oriented needs that arise due to these diseases or others.

Currently, I am actively working on a program to decrease excessive opioid prescribing. We are in the secondary stages of a working collaborative between the health department, oral health providers (dentists, oral surgeons), pharmacists and physicians. Classically, there is little-to-no daily interaction between dentistry and medicine, but the opioid crisis in our community warrants a change. Via close communication, education, and mutual support, it is believed that we can further limit prescription drug dependence, abuse, and misuse by helping our oral health providers manage complicated pain scenarios. My familiarity and understanding of opioid pharmacodynamics and prescription drug monitoring, as well as my established relationships within the medical/dental/pharmacy community, lends itself well to accomplishing this mission.

I am currently an active member of the American Academy of Public Health Physicians. In addition to my current board certification in family medicine, I am pursuing a second board certification in public health. I will be sitting for those exams in the coming weeks. Following this second board certification, I intend to remain up-to-date with all required continuing medical education.

Medical License

04-35982

Original Effective date: 09/04/2012

Expiration date: 07/31/2023

Fee Proposal

The fair market value (FMV) for a board certified, qualified, licensed physician in this position was determined to be \$150 per hour. Due to the innumerable hours required of the medical consultant during the worst of the pandemic years ((20-30 hours each week was typical), this rate would have resulted in a rather hefty payment. This consultant appreciated this, and together with the health department, agreed to a monthly stipend much less than what the FMV hourly rate would have justified.

The FMV for this position appears to remain \$150 per hour, but as before, this provider believes this to be wholly negotiable.

Board Certification

American Board of Family Medicine

Initially Certification date 07/01/2013

Lapse in Certification? Never

Clinical Status Active

American Board of Public Health In pursuit/pending

Professional Academies/Associations

American Academy of Family Practice Active

American Association of Public Health Physicians Active

License

State Kansas Active

Past/pending action against this or any license? None

DEA

Active

No history of suspension, revocation or denial

Employment

Hutchinson Clinic, P.A. Hutchinson, KS 2017-current

Fully licensed, fully credentialed, board-certified medical care

Newborn, pediatric, adolescent, adult, geriatric

Acute and chronic disease states

Preventative health

Occupational medicine

PCMH and community medicine focus

Medical lead for pandemic response

Assistant director of laboratory medicine

Geisinger Health System/Holy Spirit Health Carlisle, PA 2014-2017

Full, licensed, fully credentialed, board-certified medical care (as above)

Curriculum Vitae | Scott Pauly MD

Hutchinson Clinic, P.A.

Hutchinson, KS

7/2013-9/2013

Locum tenens: Urgent and acute care medicine

Professorship

Associate Professor of Medicine

University of Kansas School of Medicine

Active

Education/Training

Bachelors of Science, Biology

Kansas State University

2002-2006

Educational focus: Cellular and molecular biology; as well as genetics and chemistry.

Research focus: Regulation of protein biosynthesis (Johnson Cancer Research Center)

Doctor of Medicine

University of Kansas School of Medicine

2006-2010

Research: Effectiveness of emergency air transport in rural United states

- Chart review
- Oral presentation KUMC-W Research Symposium
- Poster presentation fall 2010

Residency

Via Christi Family Medicine Residency

2010-2013

Full-spectrum outpatient, inpatient, and ICU training

Neonatal, pediatric, adolescent, and adult medicine

Obstetrics

Community medicine and public health

Awards

University of Kansas Resident Teacher of the year VCFMR

2012 (PGY2)

University of Kansas Resident Teacher of the year VCFMR

2011 (PGY1)

First year resident of the year award

2011 (PGY1)

Additional training

Advanced Cardiac Life Support (ACLS)

Advanced Trauma Life Support (ATLS)

Pediatric Advanced Life Support (PALS)

Neonatal Advanced Life Support (NALS)

Recognition

Medal of Commendation - Operation Warp Speed - 2021

- Awarded by the presidency of Donald J. Trump and the Department of Defense
- For contributions to the community
 - o Medical lead for the Reno County Medical Collaborative
 - Developed, organized and spear-headed the multi-specialty response
 - Integrated expertise from the inpatient and outpatient settings
 - Liaison between multiple public and private entities, both medical and non-medical
 - Demonstrated leadership and expertise in infectious disease, population health, care for community, and health care mobilization
- Development and introduction of processes that allowed for monoclonal antibody administration
 - o Overcame procurement and administration issues that had previously hampered drug delivery nationwide
 - o Allowed for early introduction of these evidence-based, highly effective therapeutics
 - o These processes were emulated over the following 2 years
 - Hospitals, clinics, health systems
 - The State of Florida, state sponsored mAB program
 - The State of Texas, state sponsored mAB program

Community Impact Award - 2022

- Awarded by The University of Kansas Department of Pediatrics – Wichita
- For efforts during the COVID-19 pandemic on behalf of the community
- “This award is presented to Scott Pauly MD in recognition for sharing [his] expertise outside our traditional borders, resulting in substantial impact to the community and lives of others.”

Geisinger Health Physician of the Year nominee - 2015/2016

Consulting/Directorship

Medical Consultant	Reno County Health Department	2020-current
Medical Director	Intermediate care/Post-acute rehab/SNF	2021-current

- [Kansas.gov](http://www.kansas.gov) (<http://www.kansas.gov>)
- [State Phone Directory](http://www.da.ks.gov/phonebook/) (<http://www.da.ks.gov/phonebook/>)
- [Online Services](http://www.kansas.gov/services/) (<http://www.kansas.gov/services/>)

KSBHA Licensee & Registrant Profile Search

- [Home](/ssrv-ksbhada/search.html) (</ssrv-ksbhada/search.html>)
- [KSBHA Web site](http://www.ksbha.org) (<http://www.ksbha.org>)
- [Contact Information](/ssrv-ksbhada/contact.html) (</ssrv-ksbhada/contact.html>)
- [Help](/ssrv-ksbhada/help.html) (</ssrv-ksbhada/help.html>)

Detailed Search Results

Profile for Scott T. Pauly

Personal Information

Profession: Medical Doctor (MD)

Address:

2101 N Waldron
Select, KS, 67502

Phone: (620) 669 2500

Fax:

Year of Birth: 1984

- **School Name:** Univ of Kansas Medical Center
- **Degree Date:** 05/01/2010

License Information

- **License Number:** 04-35982
- **License Type:** Active
- **License Status:** Current
- **License Cancellation Date:** 07/31/2023
- **Original License Date:** 09/04/2012
- **Last Renewal Date:** 06/13/2022
- **Date This Status:** 07/25/2017
- **Continuing Education Year:** 2023
- **Temporary License Permit Number:**
- **Temporary License Permit Issue Date:**
- **Temporary License Permit Expiration Date:**

Practice Specialty

Specialties and board certifications are for MDs and DOs only and are self-reported. Therefore, they are not independently verified by the Board of Healing Arts.

- **Family Medicine**

Other KSBHA Licenses

Profession: POSTGRADUATE MD/DO , License Number: 94-07522 (/ssrv-ksbhada/details.html?id=48496540)

KSBHA Actions

None Reported

Health Care Facility Privilege Actions

None Reported

Other Public License Actions, DEA Actions, Criminal Actions, or Miscellaneous Information

None Reported

Statement from Licensee or Registrant

None Reported

Perform Another Search

Return to Search Results

License Profile last updated: June 14, 2022

- [Contact Information \(/ssrv-ksbhada/contact.html\)](/ssrv-ksbhada/contact.html)
- [Disclaimer \(/ssrv-ksbhada/disclaimer.html\)](/ssrv-ksbhada/disclaimer.html)
- [Feedback \(http://ksgovernment.feedbacksurvey.sgizmo.com/?website=KSBHA Licensee Search\)](http://ksgovernment.feedbacksurvey.sgizmo.com/?website=KSBHA%20Licensee%20Search)
- © 2012 [Kansas.gov \(http://www.kansas.gov\)](http://www.kansas.gov)
- [Portal Policies \(http://www.kansas.gov/portal-policies/\)](http://www.kansas.gov/portal-policies/)
- [Help Center \(http://www.kansas.gov/help-center/\)](http://www.kansas.gov/help-center/)
- [Contact Us \(http://www.kansas.gov/help-center/contact-us\)](http://www.kansas.gov/help-center/contact-us)
- [About Us \(http://www.kansas.gov/about/\)](http://www.kansas.gov/about/)
- [Site Map \(http://www.kansas.gov/sitemap/\)](http://www.kansas.gov/sitemap/)

CONSULTING PHYSICIAN QUESTIONNAIRE – Scott Pauly MD (fully licensed, board certified)

Tell us why you want this job. I am a proponent of citizens identifying their strengths, and then using those skills to best serve the communities they call home. I want to continue serving Reno County as the medical consultant as my unique training, skill-set, and continued education are strengths that make me uniquely qualified and suited for the role. For more information regarding my expertise and experience, please refer to my attached personal summary and professional experience.

Tell us how you are involved and connected to our community. I am a long-time resident of Reno County (2 tenures), and I enjoy being an involved community member. I have been involved in multiple community committees and special projects since my return home 5 years ago; and of course, I have dedicated a substantial amount of time, energy and effort to the RCHD over the last 3 years. Despite all this, my most profound community connections remain my relationships with my fellow Reno County citizens. As a father of school aged children, son to aging parents, and provider to wonderful Reno County citizens, I have relationships with individuals representing all facets of our community. It is these people, of all ages, that our RCHD is designed to serve.

Describe your particular experience in the medical field and how that would support and guide the work and decisions of the county health officer. My medical experience has been robust and broad; and has been practiced without interruption for more than a decade. I am not only trained, licensed, and certified to provide community medical care for all Reno County age groups, but I have been actively doing so for the duration of my career: From pediatrics to geriatrics. This experience has been rich in not only infectious disease treatment, urgent/emergent care, women's health, and chronic disease management; but also, preventative medicine, community health, population health, epidemiology, opioid management, and laboratory management. This repository of knowledge and experience is essential for providing accurate, evidence-based support and guidance to the county health officer. Also, I am dedicated to continuing medical education (CME) to remain up-to-date. Please reference my already provided curriculum vitae for more CME details.

Personal Summary/Experience

Personal Summary/Interest in helping the community/County Residence

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I am currently an active member of the American Academy of Public Health Physicians. In addition to my current board certification in family medicine, I am pursuing a second board certification in public health. I will be sitting for those exams in the coming weeks. Following this second board certification, I intend to remain up-to-date with all required continuing medical education.

Proposal for Health Advisor Reno County, KS

I grew up in Derby, Ks. I was gymnast so I have always loved sports and being active.

I received a BS degree in Biochemistry from Kansas State University.

I received my Medical Degree from the University of Kansas.

I did an Internal medicine residency at Wright Patterson AFB in Dayton, OH. My husband who was a medical school classmate had received a scholarship through the Air Force for medical school and since he was not given a deferment to do a civilian residency, I joined the Air Force so we could be at the same location.

We did our payback time to the military at MacDill AFB in Tampa, FL. I had a three year military commitment and then worked at a private practice outpatient clinic in Tampa.

Our first son was born and I continued to work until we moved to North Carolina for my husband to attend the University of North Carolina for a dermatology residency.

After a year in North Carolina I took a part-time position at Kaiser Permanente in Raleigh, NC as a fill in provider when their regular providers were not available.

Our second son was born and we moved to Hutchison when my husband took a position at the Hutchinson Clinic.

Dr. Jerome Spitzer is my neighbor and was working at Prairie Star. He approached me about working there so I went to look at the facility. At that time it was on 2nd Ave! I liked the idea of providing for the underinsured but because I had two young kids at home I only did two half days a week as a volunteer. When the PA that had been caring for many of our diabetics retired, my position changed to diabetic counselor. I would talk with patients about healthy lifestyle changes (reduce carbs and highly processed foods along with getting more active, especially outdoors) they could make that would minimize or eliminate their need for medications and then advise the PAs or nurse practitioners on treatment. I have been at Prairie Star over 18 years.

It has become so concerning to me that many people have very poor eating habits and are so sedentary which is leading to many chronic medical issues and then we just prescribe more and more medicines. These medicines have side effects and many are expensive. Along with this seems to be declining mental health which again can improve with healthier lifestyles but instead we put people on so many anti-depressants and anti-anxiety medications. Lately I have felt like I am just spinning my wheels and wondering if we should be doing more education in the schools, reaching people when they are younger and not letting them get so many unhealthy habits started. I have also approached some of our legislators about changes in the SNAP program making it for only healthy foods like the WIC program. One of the legislators told me about this position and said it may be a good way to get some conversation started on some of the concerns and ideas that I have.

I would like to add that we participated in the Big Brother Big Sister program with a young man who was in school with our oldest son. We started when they were in kindergarten and now he is 26 years old, has a full-time job and graduated from KSU. He was a boy who grew up on hand-outs but now is self-sufficient and you can see he is proud of his accomplishments. He had the cards stacked against him in regards to drugs and alcohol use but never went down that road. I would love to help people make those same choices.

I do not need any stipend but understand there is a budget to put toward projects that may be initiated.

DeAnna Marshall MD

KS State BOHA license number 04-28612

status: federally active

CONSULTING PHYSICIAN QUESTIONNAIRE

For the county commission to get a better understanding of your interest in being the consulting physician for the county's health officer, please respond to the following questions. Some of the below questions may have been answered in your proposal, but we ask that you reenter the information so the county commission can review all medical doctors' responses in a fair manner. Thank you for your time and interest in helping serve the community of Reno County.

Tell us why you want this job.

As a physician it is my goal to improve the health of people in Reno County. I feel this position would give me more reach than what I presently have at Prairie Star to hopefully make a bigger impact.

Tell us how you are involved and connected to our community.

When my children were young I did extensive volunteering in the classroom.

I was on the United Way Board for 6 years.

We participated in Big Brothers Big Sisters.

I have been at Prairie Star for 18 years in a volunteer capacity. The last 12 years have been in preventative medicine.

I volunteered at the Hutchinson Zoo in the rehab center.

I attend Emanuel Lutheran Church.

I play regular Pickle ball.

Describe your ongoing educational efforts and details of your current medical practice, include areas of specialty and/or interest.

I provide diabetic education classes at Prairie Star weekly. I also review charts and give advice/assistance to our PAs and nurse practitioners if needed. I call patients regularly for follow up and continual guidance and encouragement.

In regard to educational efforts I obtain my 50 hours of CME using a program called UpToDate. I have also done a lot of personal study about healthy foods and exercise along with very extensive study during covid.

Describe your particular experience in the medical field and how that would support and guide the work and decisions of the county health officer.

I am a general internal medicine physician which is a primary care provider for adults. Internists often deal with chronic illnesses many of which can be prevented with healthier lifestyle choices. I want to help people prevent illness rather than having to treat them with medication once they are ill. For approximately 10 years I did regular clinical internal medicine but have really found my niche in the pursuit of trying to prevent illness.



AGENDA ITEM

AGENDA ITEM #7.B

AGENDA DATE: October 25, 2023

PRESENTED BY: Clint Nelson, President/CEO of Interfaith Housing

AGENDA TOPIC:

Interfaith Housing & Community Services, Inc. Memorandum of Understanding with Reno County for environmental remediation of the former St. Elizabeth Hospital (500 West 20th Avenue, Hutchinson)

SUMMARY & BACKGROUND OF TOPIC:

See memo from Interfaith.

RECOMMENDATION / REQUEST:

Approval of the memorandum of understanding with the premise of land development goes back on the tax rolls, when complete.

POLICY / FISCAL IMPACT:

No fiscal impacts, as this money has already been allocated from ARPA funds to Interfaith Housing for housing projects.



INTERFAITH HOUSING &
COMMUNITY SERVICES, INC.

Helping hands helping people.

Dear Randy Partington-

In good faith, Interfaith Housing & Community Services, Inc. respectfully requests to enter into a Memorandum of Understanding with Reno County, in pursuit of a full environmental remediation of the former St. Elizabeth hospital facility. Since June 2016, Interfaith has been the sole owner of this deteriorating four-story structure located at 500 West 20th Avenue in Hutchinson, KS. Over a seven year period we have pursued a number of solutions including: two non-awarded Kansas Housing Resources Corporation grants, a non-awarded 2023 EPA Brownfields Cleanup grant, and a number of failed attempts to attract a new property owner. Most recently, we have actively engaged with a licensed abatement firm and solicited quotes from area demolition contactors. We are requesting approval from Reno County to utilize a total of \$115,000 in SLFRF/ARPA funding to fulfill the first phase of a master redevelopment plan.

Throughout the proposed remediation/demolition process, Interfaith offers the following guarantees:

- *Interfaith will reclaim sole property ownership through an executed quitclaim deed*
- *Interfaith will deploy appropriate resources and personnel to complete the full environmental remediation and demolition of the former hospital facility*
- *Interfaith will make reasonable efforts to maintain building and site security at all times*
- *Interfaith will maintain an active hazard and liability insurance endorsement*
- *Interfaith will oversee the full property environmental remediation including all required inspections and final clearances as determined by the Kansas Department of Health and Environment*

In its current state, the St. Elizabeth property has been reduced to land value only and does little to benefit the overall county tax base. Additionally, the deteriorating structure poses an ever-increasing risk to neighborhood health and community perception. We are proactively exploring a conceptual master redevelopment plan consisting of 14 market-rate homebuyer units with a projected property tax yield of \$66,903/YR (3.5M x .115 x .166219). Please find additional detail within the attached Memorandum of Understanding and exhibits.

Clint Nelson
President and Chief Executive Officer



Interfaith St. Elizabeth (Hutchinson)
Exhibits Index

1. Memorandum of Understanding
2. Reno County property score card
3. Remediation Proposal (redacted)
4. 2023 EPA Brownfield Application: Narrative section
5. SCS Phase1 Environmental Summary
6. Schedule of demolition proposals
7. Concept 14-Unit site plan and exterior sample

Interfaith St. Elizabeth (Hutchinson)

1. Memorandum of Understanding

MEMORANDUM OF UNDERSTANDING

BETWEEN

Board of County Commissioners, Reno County, Kansas

AND

Interfaith Housing & Community Services, Inc. (Hutchinson, KS)

Overview:

In good faith, both parties assigned to this MOU are seeking a partnership to perform full environmental remediation of the former St. Elizabeth Hospital structure located at 500 West 20th Avenue in Hutchinson, KS. The proposed remediation project constitutes the initial phase of a full structural demolition and proposed future site redevelopment.

Roles/Responsibilities:

Interfaith Housing & Community Services, Inc. (IHCS):

- Completion of all required state environmental reviews: ACM, ESA, IAQ, LBP, MKEC
- Secure appropriate match funding commitment from the City of Hutchinson
- Secure qualified/licensed environmental remediation contractor
- Continued engagement with KS Dept. of Health and Environment
- Master oversight of permitting, project activities, and final environmental clearances
- Provide updates/timeline on phase 2 (demolition) and master redevelopment plan(s)

Board of County Commissioners, Reno County, Kansas

- Approval of \$115,000 in SLFRF/ARPA funding to be utilized on remediation activities at the subject property
- Execution of quitclaim deed transferring sole property ownership to IHCS
- Ongoing periodic progress reviews
- Provide review and input related to final structural demolition, site clearance, and master redevelopment plan(s)

Liability Proclamation:

IHCS shall provide Reno County a Certificate of Liability insurance including all appropriate coverages for IHCS staff and laborers performing the work at the project site location. For sub-contractors, IHCS will accept full responsibility in all provisions related to jobsite safety, PPE, work practices, supervisory roles, and accident reporting as appropriate. Reno County will be held harmless for, from, and against any and all claims, losses, demands, costs and expense or other liability whatsoever for any damage or injury.

Term of Memorandum of Understanding:

This agreement shall remain in effect from the date of signature through the completion of the project not to exceed 12/31/2024. Any and all revisions to this MOU shall require mutual consent by both parties.

Board of County Commissioners, Reno County
Authorized Signature

Date

Interfaith Housing & Community Services, Inc.
Authorized Signature

Date

Interfaith St. Elizabeth (Hutchinson)

2. Reno County Property Score Card

Reno County, KS

Summary

Parcel ID 1210204011007000
 Quick Ref ID R11838
 Property Address 500 W 20TH AVE
 HUTCHINSON, KS 67502
 Brief Tax Description COLLEGE HILL, S02, T23, R06W, ACRES 1.8, BLK 13 EXC N 115FT & VAC RD R/W
 (Note: Not to be used on legal documents)
 Taxing Unit Group 005
 Lot Size (SF) 79815
 Acreage 0
 Property Class Exempt
 Zoning C1
 Lot Block Subdivision --- COLLEGE HILL
 S-T-R 02-23-06W
 Deed Book & Page 651 - 340; 693 - 114; SEE - MWC;
 Neighborhood 509



Owner

Primary Owner
 Reno County
 C/O Interfaith Housing & Community Services
 PO Box 1987
 Hutchinson, KS 67504

Market Land Info

Method	Type	AC/SF	Class
Sqft	Primary Site - 1	79,815	

Commercial Information

Structure Type Office building (low rise 1-4 stories)
 Bldg No & Name 1
 Identical Units 1
 No. of Units 0
 Unit Type
 Class E

Building Sections

Sect	Occupancy	MSCIs	Rank	Use	Year Built	Lvl From	Lvl To	Area	Perim	Hgt	Phys	Func	RCN	% Gd	Value
1	Mixed Retail w/ Office Units	C	0.50	Multi-Use Office - 082	1932	1	01	7,650	131	10	0	0	662,199	0	0
2	Storage Warehouse	C	0.50	Multi-Use Storage - 084	1932	1	01	408	17	9	0	0	10,564	0	0
3	Mixed Retail w/ Resid. Units	C	0.50	Support Area - 086	1932	1	02	612	17	8	0	0	78,862	0	0
4	Storage Warehouse	C	0.50	Support Area - 086	1932	1	01	3,720	122	15	0	0	123,355	0	0
5	Storage Warehouse	C	0.50	Multi-Use Storage - 084	1952	1	01	2,914	148	17	0	0	92,490	0	0
6	Mixed Retail w/ Office Units	C	0.50	Multi-Use Office - 082	1952	1	01	6,195	182	10	0	0	462,644	0	0
7	Mixed Retail w/ Office Units	C	0.50	Multi-Use Office - 082	1952	1	01	5,073	259	10	0	0	433,477	0	0
1	Mixed Retail w/ Resid. Units	C	0.50	Multi-Use Apartment - 081	1932	2	04	7,650	131	10	0	0	1,503,226	0	0
6	Mixed Retail w/ Resid. Units	C	0.50	Multi-Use Apartment - 081	1952	2	04	6,195	182	10	0	0	1,320,912	0	0

Other Building Improvements

Occupancy	MSCIs	Rank	Qty	Year Built	Area	Perim	Hgt	Stories	Phys	Func	RCN	% Gd	Value
Site Improvements	D	2.00	1	1952	10	0	8	1	0	0	0	0	0
Residential Garage - Attached	C	0.50	1	1932	480	0	15	1	0	0	0	0	0

Commercial Building Section Components

Code	Units	Pct	Size
606-Space Heater	0	100	
651-Passenger #	1		
807-Brick, Solid	0	100	
606-Space Heater	0	100	
807-Brick, Solid	0	100	
649-No HVAC	0		
812-Concrete Block	0	100	
649-No HVAC	0		
807-Brick, Solid	0	100	
649-No HVAC	0		
807-Brick, Solid	0	100	
649-No HVAC	0		
812-Concrete Block	0	100	
606-Space Heater	0	100	
807-Brick, Solid	0	100	
606-Space Heater	0	100	
751-Balcony	630		
807-Brick, Solid	0	100	
606-Space Heater	0	100	
807-Brick, Solid	0	100	
8050-Canopy, Apartment Wood Frame	416		

Other Building Improvement Components

Code	Units	Pct
6602005-Concrete Unreinforced	7,037	0

Building Permits

Note: Permits with a 99999 permit number are discovery permits used by the Appraiser's Office only, please contact the appropriate zoning office to acquire the required permits.

Number	Amount	Type	Issue Date	Status	% Comp
55119	\$18,000		10/12/2007	C	100

Valuation

Class	2023 Appraised Value			2022 Appraised Value		
	Land	Building	Total	Land	Building	Total
E	\$31,930	\$0	\$31,930	\$31,930	\$0	\$31,930
Total	\$31,930	\$0	\$31,930	\$31,930	\$0	\$31,930

Photos



Interfaith St. Elizabeth (Hutchinson)

3. Remediation Proposal (redacted)



Dear Interfaith Housing,

We are writing to inform you that we have agreed to perform the asbestos work project for you at a reduced price of 170,000.00 dollars. The drastically reduced price is to not only assist with the burden of the abandoned property, but also to improve the neighborhood and the city. We feel that this arrangement will benefit all involved.

Our experienced team will handle the removal process safely and in compliance with state and federal regulations. As all of us know, unforeseen or hidden asbestos might be found. If and when that is the case, we will resubmit an estimate for time and materials. However, we believe that we have done a thorough job of ensuring that our initial estimate will cover the entire project.

As a company dedicated to providing safe and healthy environments for individuals and families, we are proud to partner with Interfaith Housing to make a positive impact on the community. Our team looks forward to working with you to make this project a success.

Sincerely,

Raymond Howell
FreshCo

Type Of Service	Location	Estimated Quantity
Asbestos TSI (Insulated Pipe Removal)	Third Floor Mechanical Room	110 lf
Asbestos TSI (Insulated Pipe Removal)	First Floor Maintenance Shop	163 lf
Decorative Asbestos (popcorn ceiling)	First Floor	530 sf
Asbestos Floor Tile & Mastic	First, Third & Fourth Floor	350 sf
Asbestos Vinyl Sheeting & Mastic	Third Floor	163 sf
Lead	First, Second, Third & Fourth Floor	39 windows, 16 doors, 3,300 sq of wall, 3 rooms baseboard
Microbial		

Material List	Quantity	Price Per Quantity	Estimated Quantity	Total
6mil poly sheeting 20'by100'	1 box	170	11	1870
Poly tape blue	1 ea	6.75	30	202.5
Poly tape red	1 ea	6.82	30	204.6
Poly tape white	1 ea	6.71	30	201.3
Poly tape double sided	1 ea	32.22	20	644.4
Glove bags	1 box	257.69	6	1546.14
Asbestos labeled bags	1 box	361.1	10	3611
AFD prefilters	1 ea	21.42	33	706.86
AFD HEPA filters	1 ea	195.15	6	1170.9
HEPA vacuum filters	1 ea	187.23	5	936.15
Tyvek suits	1 box (50)	229.23	8	1833.84
Nitrile gloves	1 box (50)	20.98	10	209.8
P100 filters	1 pair	11.98	100	1198
PCM air cassettes sets for personal air monitoring	1 ea	2.1	80	168
Wetting agent	5 gal	50.93	8	407.44
Mastic remover	5 gal	312.32	3	936.96
Asbestos caution, tape	1 roll	20.55	8	164.4
Asbestos caution signs	1 pack	81.53	5	407.65
Microbial, caution, tape	1 roll	17.43		0
Lead hazard signs	1 pack	92.96		0
Microbial caution signs	1 roll	18.32		0
Lead caution tape	1 roll	16.13		0
Containment shower	1 chamber	1,123.65	2	2247.3
Lead paint remover	5 gal	178.42		0
Zipper	1 ea	22.13	10	221.3
Layflat	1 roll	210.12	4	840.48

Abatement By Location & Type

Type	Location	Labor In Hours	Cost Per Hour	Totals
TSI Removal	1st floor	200	63.52	12704
TSI Removal	3rd floor	110	63.52	6987.2
Decorative ceiling removal (Popcorn ceiling)	1st floor	150	63.52	9528
Tile & Mastic removal	1st, 3rd, 4th floor	80	63.52	5081.6
Vinyl sheeting & Mastic removal	3rd floor	60	63.52	3811.2
Supervisor		120	75	9000
Administration		60	39.5	2370

Misc	Description	Total Cost
Temporary power	Generator, fuel tank, fuel & power distribution units. (needs to run AFD continuously till project is complete)	22,342.50
Temporary water	Fresh water tank for showers for duration of project	5,000
Disposal	Disposal fees and transportation charges	7,452
Clearance Testing/ air monitoring		25,000
Insurance		10,000
Total Labor		49482
Material/Fees Total		89523.52
Project Cost		139005.52
Profit & Inflation		27801.104
Project Total		166806.624

ASBESTOS CONTROL LICENSE

The Kansas Department of Health & Environment
Bureau of Environmental Health

hereby certifies

Freshco LLC
10 S. Main Ste # 2
Hutchinson, KS 67501

has successfully met the regulatory requirements specified in K.S.A. 65-5304 and Kansas Administrative Regulation 28-50-2, Business Entity License, and is licensed to remove or encapsulate asbestos containing materials within the State of Kansas, subject to compliance with the following requirements:

1. The licensee shall comply with all requirements of K.A.R. 28-50-1 through K.A.R. 28-50-14.
2. The licensee shall authorize representatives of this department to inspect each work area where asbestos removal or encapsulation is being conducted under this license.
3. Only those employees who have met the requirements for an accredited asbestos worker shall be permitted to engage in asbestos removal, encapsulation or dismantling projects.

License Number **OA-585**

Expiration Date

May 30, 2024

Signature

Phil Shloma

Issue Date

May 30, 2023

Interfaith St. Elizabeth (Hutchinson)

4. EPA Brownfield Application: Narratives

NARRATIVE INFORMATION SHEET

Applicant Identification	Reno County KS: Randy Partington (County Administrator) 206 West 1st Ave. Hutchinson, KS 67501
Funding requested: Grant Type	Grant Type: Single Site Cleanup Federal Funds requested: \$893,654
Location	Hutchinson, Kansas 67502
Property Information	Site Name: St. Elizabeth Hospital (500 W. 20th Hutchinson, KS 67502) Owner: Reno County KS acquired on 10/28/2022
Contacts	Project Director: Randy Partington (County Administrator) 206 West 1st Ave, Hutchinson, KS 67501 620.694.2530 randy.partington@renogov.org Highest Ranking Elected Official: Daniel Friesen (County Commissioner) 206 West 1st Ave. Hutchinson, KS 67501 620.921.5151 daniel.friesen@renogov.org
Population	40,006 (Hutchinson, KS)
Letters from the State	KDHE, US Senate/Congress

OTHER FACTORS CHECKLIST

Factors	Page #
Community population is 10,000 or less.	n/a
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	n/a
The proposed brownfield site(s) is impacted by mine-scarred land.	n/a
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	n/a
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	n/a
The proposed site(s) is in a federally designated flood plain.	n/a
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	n/a
The reuse of the proposed cleanup site(s) will incorporate energy efficient measures.	n/a

Division of Environment
Curtis State Office Building
1000 SW Jackson St., Suite 400
Topeka, KS 66612-1367



Phone: 785-296-1535
Fax: 785-559-4264
www.kdheks.gov

Janet Stanek, Secretary

Laura Kelly, Governor

November 17, 2022

Seth Mettling
Brownfields Coordinator
Bureau of Environmental Remediation
Kansas Department of Health and Environment
785.296.5519 | seth.mettling@ks.gov

RE: U.S. EPA Brownfields Grant Proposal I State Letter of Acknowledgement Board of Reno County Commissioners,
Reno County, Kansas

The Kansas Department of Health and Environment (KDHE) is pleased to support efforts to redevelop brownfield properties in Reno County KS. Returning underutilized lands to productive use improves our environment, safeguards our residents, and helps boost localized economy.

The KDHE supports the Board of Reno County's application for an \$893,654 Brownfields Cleanup Grant from the U.S. Environmental Protection Agency (EPA). These funds support the cleanup of a former hospital facility located at 500 W. 20th Ave. in Hutchinson, KS. KDHE is familiar with this proposed brownfield site and has been active in assisting with multiple Phase I reviews including a National Emissions Standards for Hazardous Air Pollutants survey, Assessment of Brownfield Cleanup Alternatives, and strategizing efforts to recreate this deteriorated property into a beneficial asset to the community.

The KDHE has worked with Board of Reno County to fully characterize the site's contamination of asbestos containing building material on site and the site will be ready for remediation once funds are dispersed.

The KDHE confirms that the site is not eligible to be enrolled in the Voluntary Cleanup Program (VCP) due to asbestos containing building material's failure to meet the definition of contamination under Kansas State Statute 65-34,162(a). In addition, the regulation of this asbestos contaminated building material is not managed through VCP per Kansas State Statute 65-5301.

The KDHE affirm Reno County's capability to manage the grant and offer its support for this project.

Should you have any questions, please contact me by telephone at (785) 296-5519 or by e-mail at seth.mettling@ks.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "SM", with a long horizontal line extending to the right.

Seth Mettling, Brownfields Coordinator
Brownfields Program
Bureau of Environmental Remediation
Kansas Department of Health and Environment

United States Senate

WASHINGTON, DC 20510-0609

Susan Klein
Regional Brownfield Program Coordinator
U.S. Environmental Protection Agency
Region 7
11201 Renner Blvd.
Lenexa, KS 66219

Sept. 19, 2022

Dear Mrs. Klein,

We are writing today in support of Reno County and Interfaith Housing and Community Service's application for funding from the Environmental Protection Agency's Brownfields Program for the full environmental remediation and removal of the 55,000 square-foot St. Elizabeth's hospital building located in the city of Hutchinson, Kan.

The 100-year-old building poses significant health and safety concerns for the community and will require substantial investment to be safely demolished to make room for new development opportunities. The former 107-bed hospital, which was later converted into apartments, has been vacant for a several years. The deteriorating structure has made it an ever-increasing risk to the neighborhood and to the overly-adventurous youth making their way into the building.

In addition to asbestos in the ceilings and piping insulation, the building also contains lead pipes and other hydraulic spillage issues that will require specialized removal and disposal services. In its current state, the St. Elizabeth property has been reduced to land value only and does little to benefit the overall county tax base.

Interfaith Housing originally acquired the property through a donation in 2016, and over the past six years, the organization has been leveraging local and state partnerships to address the blighted property. Interfaith Housing has worked with Kansas Department of Health and Environment to determine the environmental risks and requirements. The organization recently transferred ownership of the building to Reno County to allow for greater partnership and funding opportunities. Unfortunately, the estimated cost of remediation and demolition far exceeds funding available either from the County or Interfaith Housing.

We believe this project fits the EPA's intended use of Brownfield funds to help communities safely clean up and sustainably revitalize contaminated properties. Upon remediation and demolition, Interfaith Housing will resume ownership and make further investment to transform the property into a strong community asset and increase the overall desirability of the neighborhood.

We strongly encourage you to consider this application. This effort will not only ensure the safe demolition of this property, but will help the community realize new and productive uses for the property.

Thank you in advance for your consideration. Please feel free to contact our offices if you have any additional questions.



Roger Marshall, M.D.
U.S. Senator



Jerry Moran
U.S. Senator



Tracey Mann
U.S. Congressman

Narrative/Ranking Criteria for Cleanup Grants

IV.E.1 Project Area Description and Plans for Revitalization

IV.E.1.a Target Area and Brownfields

IV.E.1.a.i Overview of Brownfield Challenges and Description of Target Area

The city of Hutchinson was founded in 1871, when Clinton "C.C." Hutchinson contracted with the Santa Fe Railway to develop a town at the railroad's crossing over the Arkansas River. The town actually sprang up about one-half mile north, on the banks of Cow Creek, where a few houses already existed. C.C. Hutchinson later founded the Reno County Bank in 1873, and by 1878 had erected the state's first water-mill at Hutchinson. The community is the largest city and county seat in Reno County, Kansas, and it has been home to salt mines since 1887, thus its nickname of "Salt City". Each year, Hutchinson hosts the Kansas State Fair, and National Junior College Basketball Tournament. It is the home of the Kansas Cosmosphere and Space Center museum and the underground salt museum known as Strataca.

The subject of this application is the former St. Elizabeth hospital facility constructed in 1918. After serving the community for over 60 years, this property was decommissioned as a healthcare facility in 1979 and began to change hands with a chain of multiple owners from 1980-2016. This once vibrant hospital has now become a landmark of social and economic divide. To the immediate East of the site there is a very active roadway making way to an affluent historical area of the community known as Hyde Park. This area consists of upper middle class homeowners and predominantly boasts much higher residential property values throughout. Adversely, past the brownfield site to the West there is a lower-middle class area with an increasing number of rental properties and dilapidated structures. It is reasonable to conclude that this brownfield site has led to the reduced desirability and overall downward trend in the surrounding property conditions.

Over the last six years this property has been fully vacated and has experienced a number of incidents related to theft, vandalism and criminal trespassing. Phase 1 reports have been completed in 2018, 2020 and updated again in 2022. Over this period, the site has become progressively worse in terms of environmental issues, general exposure, and the increasing level of health and safety risk to the surrounding residential areas. EPA cleanup funds will allow for the full remediation of this brownfield site and will pave the way for a reuse and refresh of this densely populated northwestern corridor of Hutchinson.

IV.E.1.a.ii Description of the Proposed Brownfield Site

The Site consists of a 1.83 acre parcel of land located along a main northwestern corridor of Hutchinson. The original hospital building was constructed in 1918. The first floor of the building is partly below grade. The above portion of the building is brick façade. A 4-story brick façade addition was constructed in 1954 on the east side of the original building. A single story build-out was constructed on the south side of the 1918 building in approximately 1954. Additionally, a boiler/laundry building was added to the northwest portion of the 1918 building in 1950. A single-story structure was constructed adjoin the west side of the boiler /laundry building between 1960 and 1980. A concrete paved surface parking area is located in the northeast portion of the Subject Site. A concrete paved drive is located on the west side of the laundry/boiler building. The adjoining and surrounding properties have historically consisted of residential structures with no commercial businesses located within the immediate vicinity.

The following RECs in connection with the Subject Property were identified during site reconnaissance:

- Various diameters of friable asbestos-containing thermal systems pipe insulation (TSI) were observed in significantly damaged condition, in excess of the US Environmental Protection Agency (EPA) National Emission Standards for Hazardous Air Pollutants (NESHAP) threshold, 160 square feet, 260 linear feet, and 35 cubic feet, throughout the Property structure. Most of the TSI has been manually dislodged and discarded onto the floor causing a major fiber release, as defined by EPA. In addition, footprints were observed through the disturbed TSI material which lead to other areas within the facility that do not contain visible asbestos containing material (ACM). Due to the large interior TSI spill conditions, the entire Property structure will likely require asbestos abatement and decontamination from the release of asbestos fibers.
- Disturbance of interior non-intact lead-based paint (LBP), in excess of two square feet, was observed in a majority of the interior rooms located within the Site structure. In addition, footprints were observed through the disturbed non-intact paint areas which lead to other areas within the structure that do contain intact painted surfaces.

IV.E.1.b Revitalization of the Target Area

IV.E.1.b.i Reuse Strategy and Alignment with Revitalization Plans

In 2015, the City of Hutchinson completed a Housing Needs Analysis prepared by the KS Department of Commerce. This data set produced various conclusions/recommendations regarding the overall housing barriers within the community. Primary conclusion included:

- *The City of Hutchinson has a housing shortage when measured against a variety of indicators used by the Department of Commerce. Because of the lack of move-up and professional entry level housing, homebuyers and renters in these groups have influenced the market in lower price ranges, thereby effectively squeezing lower-income households into cost-burdened situations. The City has developed several programs and incentives to encourage new development and rehabilitation. Private developers have also participated in rehabilitation and development efforts, both with and without incentives. Despite the best efforts of the City and developers, a shortage of quality housing exists.*

- *While Hutchinson’s economy has been growing, the majority of new jobs have been in the retail and restaurant sector. The shortage of quality housing is a substantial deterrent to the City attracting employers with a higher paying wage base.*
- *The City of Hutchinson’s aging housing stock is declining. The future economic well-being of the City depends upon developing new housing to meet the needs of a variety of consumers. Additional incentives are needed to spur development of this housing.*

Based on this set of local housing challenges, our primary reuse strategy consists of EPA funded remediation followed by privately funded demolition of the existing structure. Once the site has been cleared we will seek to develop 12-16 Moderate Income Housing units to be marketed to local workforce populations. Conceptual design includes row style (Brownstone) housing units built to a high level of energy efficiency, renewable low-maintenance landscapes, adequate green space, and walkability features to appeal to a broad age range. We are confident that a “forward thinking” housing development will inspire increased interest and continued reinvestment to the surrounding residential neighborhood.

IV.E.1.b.ii Outcomes and Benefits of Reuse Strategy

Over the last 20+ years the community has recognized housing deterioration and housing quality standards as a primary challenge to the overall health and local quality of living. Housing and economic development go hand in hand and striking a balance between the two can be challenging. When economies are growing too quickly, housing can be scarce and prices at a premium. When economies don’t grow or decline, housing can follow suit, as residents do not reinvest in their properties. Having a lack of quality housing can hamper efforts to attract new employers.

Specific to the area in which the targeted Brownfields site resides, the dense residential area to the West has gradually experienced a decline in property values and homeownership opportunities. Redevelopment of this site to produce attractive, energy efficient, homebuyer units will act as a stimulus to further interest and investment throughout the neighboring subdivisions. With the addition of adequate moderately priced homeownership unit the community will have more potential to attract a higher quality workforce, new employer startups, reverse the trend of declining local enrollment within the school district, and generally add to the overall aesthetics of a vibrant and healthy place to raise a family.

IV.E.1.c Strategy for Leveraging Resources

IV.E.1.c.i. Resources Needed for Site Characterization

There are no additional resources needed to identify the ACM contents and/or to characterize the site. Kansas Department of Health and Environment has previously funded the completed ABCA and two completed Phase1 environmental site assessments, which included including: an asbestos survey, indoor air quality assessment, lead-based paint survey, and Structural Evaluation.

IV.E.1.c.ii. Resources Needed for Site Remediation

The total requested EAP cleanup fund will fulfill the cost of remediation, however, local SLFRF/ARPA funding should be considered as leveraged funding and is currently eligible to assist in the cost of post remediation demolition of the existing structure and site preparation for redevelopment. This SLFRF/ARPA eligible fund is contingent upon the receipt of an EPA cleanup grant within the obligatory timeframe of 2023/24.

IV.E.1.c.iii. Resources Needed for Site Reuse

As a general purpose unit of local government, Reno County is eligible for numerous state and federal grant funds. Additionally, local community partner Interfaith Housing has committed to ongoing participation in grant funding efforts and housing related redevelopment activities. Local SLFRF/ARPA funding has been identified to potentially cover the cost of demolition, backfill and site clearance. Under SLFRF/ARPA regulations, it is required that demolitions funds be obligated and expensed no later than 12/31/2024 making our proposed EPA cleanup efforts critical and timely in allowing access to the reuse funding.

IV.E.1.c.iv. Use of Existing Infrastructure

EPA funded remediation activities will facilitate the future use of all existing utility services and infrastructures. The site and vicinity improvements include paved roads, storm sewers, drainage ways, and available utilities such as water, sanitary sewer, electricity, and natural gas. No additional infrastructure needs anticipated for future redevelopment at this site.

IV.E.2 Community Need and Community Engagement

IV.E.2.a Community Need

IV.E.2.a.i. Community's Need for Funding

The requested EPA cleanup funding is a critical requirement to abatement of the targeted cleanup site and to move ahead with redevelopment activities for the overall health and progress of our community. Many funding barriers exist including priority community capital needs projects including: urgent repairs and/or replacement of main thoroughways, bridges and street infrastructures. Local discretionary funding, at the level required to fulfill our proposed remediation, has historically not been available for environmental remediation efforts.

IV.E.2.a.ii.1. Health or Welfare of Sensitive Populations

The targeted cleanup site is fully encompassed by densely developed residential properties built in the 1950-1970 range. This area consists of primarily lower-income households as demonstrated by a reported 80% of low-income families receiving free and/or reduced meals within the area elementary school (Wiley Grade School). The area also contains a much higher ratio of rental units in comparison to like neighborhoods in Hutchinson. Over the period of the last 6 years, as the property has been vacated, it has become increasingly challenging to maintain security at all accessible entry points of the structure. The neighborhood consists of a very large population of children, many of which have frequently gained entry to the targeted cleanup site and are being fully exposed to asbestos, mold, lead paint, and a variety of other present health and safety dangers. Based on these factors it is critical that EPA cleanup funding be utilized to fully remediate this site in preparation for full demolition/redevelopment.

IV.E.2.a.ii.2 Greater Than Normal Incidence of Disease and Adverse Health Conditions

While there have been no formal studies to demonstrate a greater than normal incidence of adverse health condition, it is reasonable to conclude that neighborhood children are being

fully exposed to hazardous substances through criminal entry into the existing structures. Barring the use of proper PPE, it is presumably impossible to move about the building interior without exposure to asbestos fibers and mold spores. Based on these factors it is critical that EPA cleanup funding be utilized to fully remediate this site in preparation for full demolition and future redevelopment.

IV.E.2.a.ii.3. Promoting Environmental Justice

The area surrounding the targeted cleanup site consists of a lower-income population with a high percentage of households with children. These households are many times single-parent makeup with many elementary and middle-school age children left to occupy time as the parent may be absent throughout the working day. This area is one of very few neighborhoods in the community that does not currently offer a public park within safe walkable distance for the residents. Based on these factors it is critical that EPA cleanup funding be utilized to remediate the targeted cleanup site, therefore, eliminating the unjust health hazard to the surrounding area children.

IV.E.2.b Community Engagement

IV.E.2.b.i. Project Involvement and IV.E.2.b.ii. Project Roles

The community of Hutchinson, at large, is very familiar with this deteriorating and dangerous structure. Over the last six years multiple groups have been involved in resolution strategies, criminal enforcement, and assessment activities. Primary organizations/groups include:

Partner Name	Contact (name/email/phone)	2.b.i) Project Involvement	2.b.ii) Project Role
Interfaith Housing and Community Services, Inc. (501c3)	Clint Nelson clintn@interfaithks.org 620.259.9912	Interfaith was the previous owner of this site and pursued non-awarded LIHTC projects in both 2019 and 2020	Partner in demolition of structure and redevelopment of the site.
Kansas Department of Health and Environment	Seth Mettling seth.mettling@ks.gov 785.296.5519	Active partner since 2018. Assisted on Phase1, ABCA and guidance in our pursuit of EPA Cleanup funds.	State authority. Ongoing regulatory oversight
SCS Engineering	Mike Dustman, mdustman@scsengineers.com 913.749.0719	Contracted to perform previous Phase1 reviews and completed ABCA	Prospective QEP
Property Neighbors	Bonnie Elam 2007 N Jackson Hutchinson 620.474.0577 Royce Berkley 612 West 21st Hutchinson 620.960.0321	Insight and communications regarding criminal trespassing and input on overall negative impact to their neighborhood	Continued communications on remediation timeline, building securities, and reuse strategies
City of Hutchinson	Jim Seitnater jim.seitnater@hutchgov.com 620.694.2639	The local City staff and Council have been very involved through code enforcement, Planning Dept.	Hutchinson Housing Commission and future reuse strategies
Hutchinson Police Department	Chief Jeff Hooper jeff.hooper@renolec.com 620.694.2816	Ongoing responses for criminal trespassing, drug activity, and truant youth issues	Involvement in future reuse strategies

IV.E.2.b.iii Incorporating Community Input

On November 2, 2022 a public notice was first published in the Hutch News. Additionally Facebook was utilized a social media outlet to invite all interested parties to attend an open meeting on the current state of the site, proposed EPA Cleanup Application, general reuse strategies and all other matters of public concern. The public meeting was held at the office of Interfaith Housing located at 1326 E. Ave A Hutchinson, KS on November 8, 2022 @ 3:00PMcst. Those in attendance included: Patrick Hoffman, Clint Nelson, Michelle Shultz, and Lorna Moore. Pre-meeting contacts made by community members Bonnie Elam and Royce Berkley.

On August 12, 2021 a strategizing meeting was carried out to discuss the potential outcomes for this site and the requirements/interest in local government partnering to pursue EPA Cleanup funding. Attendance included: City of Hutchinson planning staff, City Mgr., KDHE representatives, EPA Region 7 representatives, Interfaith Housing and Community Services representatives

Throughout 2022, the brownfield site has been included as an agenda item at the Reno County Commission sessions and the Hutchinson Housing Commission. Both governmental boards are open to the public, include public comment period(s), and are live broadcast to the community at large. This brownfield project will continue to seek public input and will remain transparent through regular updates at our local County Commission and City Council meeting in 2023.

IV.E.3 Task Descriptions, Cost Estimates, and Measuring Progress

IV.E.3.a Proposed Cleanup Plan

ABATEMENT/STABILIZATION PRIOR TO BUILDING DEMOLITION

As detailed in the ABCA, the proposed cleanup activity consists of the abatement and offsite disposal at a KDHE-permitted landfill of the aforementioned ACM, as well as additional identified ACM if encountered during the abatement. A Licensed Asbestos Supervisor will be required on site during all work hours to identify and segregate potential ACM at the point of abatement. ACM would be double bagged, sealed, and subsequently disposed at an offsite permitted landfill. Alternative 2 also consists of stabilizing deteriorated lead-based paint so that it can be demolished with the building. Representative toxicity characteristic leachate procedure (TCLP) sampling would need to be conducted of the demolition debris to ensure it is suitable for landfill disposal.

This alternative removes the COCs from the Property. This option will offer protection to the public over time, because it permanently removes the asbestos from the buildings and stabilizes/removes LBP during building demolition activities. As this option would be completed utilizing industry standards, the engineering controls would adequately protect the public health and safety as well as protect the environment. This alternative would allow the prospective developer to remove the Property buildings and meet their redevelopment goals.

Interfaith St. Elizabeth (Hutchinson)

5. SCS Analysis of Brownfields Cleanup Alternatives: Executive Summary excerpt

ANALYSIS OF BROWNFIELDS CLEANUP ALTERNATIVES

FORMER ST. ELIZABETH'S MERCY HOSPITAL

Former St. Elizabeth's Mercy Hospital
500 West 20th Avenue
Hutchinson, Kansas 67502

Kansas Department of Health and Environment
Bureau of Environmental Remediation
1000 Southwest Jackson Street, Suite 410
Topeka, Kansas 66612-1367

SCS ENGINEERS

27221317.00 | October 21, 2021

8575 West 110th Street, Suite 100
Overland Park, Kansas 66210

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APPENDICES

A: Applicable or Relevant and Appropriate Requirements

B: Previous ACM and LBP Reports

EXECUTIVE SUMMARY

This Analysis of Brownfields Cleanup Alternatives (ABCA) report identifies, evaluates, and estimates costs to address interior building contamination presently identified within the structure(s) located at the former St. Elizabeth's Mercy Hospital site, located at 500 West 20th Avenue in Hutchinson, Kansas (Property). The Property consists of one centrally-located building with multiple additions totaling approximately 92,000 square feet (SF). The ABCA has been prepared as the Kansas Department of Health and Environment (KDHE), Bureau of Environmental Remediation (BER) seeks to assist Interfaith Housing & Community Services, Inc. (Property Owner) in obtaining a United States Environmental Protection Agency (EPA) cleanup grant to remediate the Property prior to building demolition and site clearing activities. The overall goal of the remedial action is to mitigate threats to human health and the environment presented by the Property in its current condition. Therefore, the Remedial Action Alternative (RAA) selected for the Property must address specific contaminant exposure pathways, and at the same time, allow for the planned future Property use.

Per Work Order BF078732002SCS dated August 20, 2021, the KDHE BER specified three RAAs to be evaluated, including the "No Action" alternative:

Alternative 1:..... No Action.

Alternative 2:..... Abatement of ACM prior to building demolition.

Alternative 3:..... Demolition as a means of abatement.

Based on the cleanup alternatives presented herein, it shall be up to the cleanup grant applicant to select the appropriate cleanup alternative for this project. However, **Alternative 2**, presented herein, does meet the comparison criteria, protects human health and the environment, and will allow for the planned redevelopment of the Property. The estimated time required to implement Alternative 2 is estimated to range between three and four months. Estimated costs to implement Alternative 2 range from \$700,000 to \$800,000. There are no future operation and maintenance (O&M) costs associated with Alternative 2 because the identified site contaminants of concern (COCs) will be removed and/or stabilized prior to building demolition.

1.0 INTRODUCTION

This Analysis of Brownfields Cleanup Alternatives (ABCA) report identifies, evaluates, and estimates costs to address interior building contamination presently identified within the structure(s) located at the former St. Elizabeth’s Mercy Hospital site, 500 West 20th Avenue, Hutchinson, Kansas (Property). The ABCA has been prepared as the Kansas Department of Health and Environment (KDHE) Bureau of Environmental Remediation (BER) is assisting the Property Owner with application for a United States Environmental Protection Agency (EPA) cleanup grant to remediate the Property prior to building demolition and site clearing activities.

The Remedial Action Objectives (RAOs) for the Property were established under the broad guidelines of protecting human health and the environment, while remaining within statutory limits, and attaining applicable or relevant and appropriate requirements (ARARs) to the extent practicable. ARARs that may be applicable to remedial alternatives for this Property are identified in **Appendix A**. After identifying potential hazards, threats, and risks for the Property, RAOs were developed that will guide the project and help ensure the reduction or elimination of the identified risks to future workers and visitors. The following general RAOs were specifically developed for the Property:

- Protect the public health from fugitive emissions of asbestos dust from deteriorating building materials.
- Protect the environment from a release of the contaminants of concern (COCs), and
- Protect demolition and construction workers from the release of COCs during the demolition of the Property.

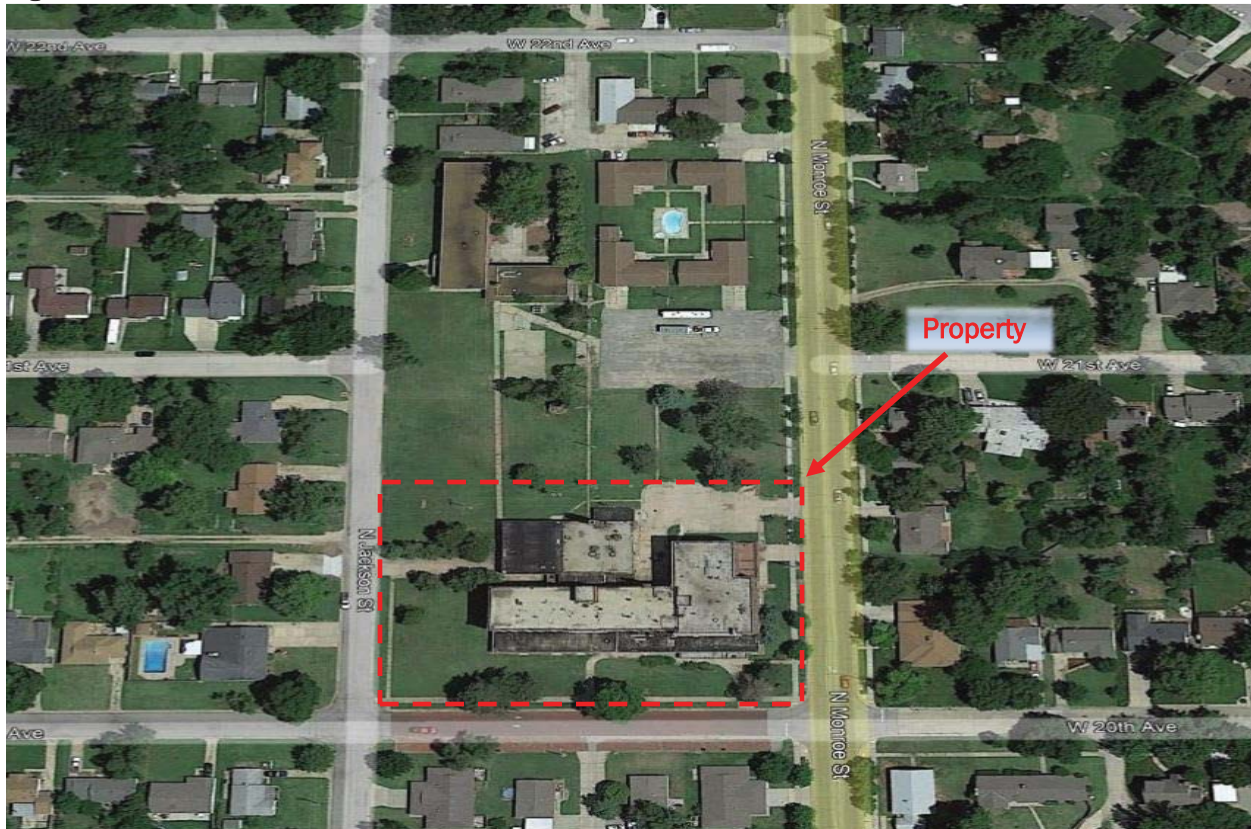
2.0 SITE LOCATION AND HISTORY

The Property consists of an approximate 1.8-acre parcel with one centrally-located building totaling approximately 55,000 square feet (SF), located on the northwest corner of West 20th Avenue and North Monroe Street, in the northwest area of Hutchinson, Kansas. The Property has historically been used as a hospital. Review of previous assessment reports indicates the original building was constructed in 1918, with multiple subsequent building additions to the Property. Including roof areas and building additions, there is approximately 92,000 SF of surfaces associated with the site structure. A brief summary of each addition, the estimated construction date (if known), approximate square footage, and description/use is provided below in **Table 1**. The Property location is shown on the following **Figure 1**.

Table 1 – Property Development History			
Building	Estimated Construction Date	Approximate Square Feet	Building Description and Use
Original Hospital Building	1918	36,500 (1st Floor through Roof)	Four story brick building with former hospital rooms (4th and 3rd floors), residential apartments and offices (2nd floor), offices and maintenance facilities (1st floor).
Boiler/Laundry Facility	1950-1st addition	6,800 (1st Floor and Roof)	One story brick building that houses the boiler and former laundry facility.

Table 1 - Property Development History			
Building	Estimated Construction Date	Approximate Square Feet	Building Description and Use
Boiler/Laundry Connector	1950-2nd addition	2,900 (1st Floor through Roof)	Two story brick building that connects the 1918 building to the 1950 boiler/laundry addition. The first floor was open space for maintenance activities and the second floor appeared to be a former residential apartment.
East Addition	1954-3rd addition	37,000 (1st Floor through Roof)	Four story brick building with former hospital rooms, residential apartments, and offices.
1918-Southwest Addition	Unknown-4th addition	2,200 (1st Floor and Roof)	Single story brick building with offices.
North Boiler Facility Addition	Unknown-5th addition	1,000 (1st Floor and Roof)	Single story structure.
West Boiler Facility Addition	Unknown-6th addition	5,600 (1st Floor and Roof)	Two story concrete masonry unit (CMU) block structure with metal beam and post supports.

Figure 1: Site Location



2.1 PLANNED REDEVELOPMENT

The proposed Property redevelopment includes demolishing the existing Property structures and creating a green space for a potential park.

2.2 SOURCE, NATURE, AND EXTENT OF CONTAMINATION

2.2.1 Previous Studies and Surveys

SCS performed a Phase I Environmental Site Assessment (ESA) in February 2021 for the Property, along with an asbestos containing materials (ACM) and lead-based paint (LBP) building survey. In addition, previously completed ACM and LBP survey reports associated with the Property were provided by Mr. Clint Nelson, Director of Housing Development with Interfaith Housing & Community Services, Inc., (Interfaith). A brief chronological summary of the reports and results are provided below. Copies of ACM and LBP Surveys are provided in **Appendices B**.

- The Asbestos Bulk Analysis Report, prepared by Environmental Hazards Services, LLC (EHS), dated February 10, 2010 and addressed to ACM Removal, LLC, identified first floor popcorn ceiling texture containing 2% asbestos. A summary of the EHS-identified ACM is presented in **Table 2** below.

Table 2 – ACM Identified in the EHS Survey Report			
ACM	Representative Sample Number(s)	Location(s) of ACM	Estimated Quantity
Popcorn Ceiling Spray	001	First Floor	Not Reported

- The ACM Survey, prepared by Allied Environmental Consultants (AEC), dated August 17, 2018, identified the presence of four types of ACM associated with the Property. The identified ACM consisted of floor tile & mastic, sheet vinyl & mastic, thermal system insulation, and spray-on surfacing (popcorn ceiling) texture. A summary of the AEC-identified ACM is presented in **Table 3** below.

Table 3 – ACM Identified in the AEC Survey Report.			
ACM	Representative Sample Number(s)	Location(s) of ACM	Estimated Quantity
Floor Tile & Mastic	500-006, 500-007, 500-010, 500-011, 500-023, 500-024	Area 3, Room 5, Elevator, Stairway	346 square feet (SF)
Sheet Vinyl & Mastic	500-009	Room 4	163 SF
2" Pipe Wrap	500-013, 500-022	Mech. Equip. & Maintenance Shop	~203 linear feet (LF)
4" Pipe Wrap	500-014	Mech. Equip.	~70 LF

Table 3 – ACM Identified in the AEC Survey Report.			
ACM	Representative Sample Number(s)	Location(s) of ACM	Estimated Quantity
Popcorn Ceiling	001	1st Floor	~530 SF

- The LBP Survey Report, prepared by Paradigm Group, LLC (Paradigm), dated 2018, identified LBP on painted surfaces on the second, third, and fourth floors of the original 1918 structure. No LBP was identified on the first floor of the original 1918 structure or on all four levels of the east 1954 building addition. The 2018 LBP survey only included the interior portions of the building, excluding the former boiler/laundry building addition and the 1918 southwest building addition. The inspector randomly selected 52 out of 196 rooms to survey with an x-ray fluorescence (XRF) detector.
- The ACM & LBP Survey Report, prepared by SCS, dated February 12, 2021; identified the presence of 22 types of ACM and various painted surface coatings containing lead associated with the Property. The SCS identified ACM is presented in **Table 4** below.

Table 4 – ACM Identified in the SCS Survey Report					
Sample Numbers	Description	Location	Estimated Quantity	Condition	Asbestos Content
500-R-1-1, 500-R-1-2, 500-R-1-3	Black tar roof flashing	1918 roof, along parapet walls	1,200 SF	Poor	5% Chrysotile
500-R-2-4, 500-R-2-5, 500-R-2-6	Gray tar roof flashing	1918 roof, along parapet walls (under black tar flashing)	1,200 SF	Poor	8% Chrysotile
500-R-4-10	Sliver painted tar	1918 roof vent	4 SF	Poor	2% Chrysotile
500-R-5-13, 500-R-5-14, 500-R-5-15	Black roof flashing	1954 roof flashing	1,200 SF	Poor	25% Chrysotile
500-R-11-31, 500-R-11-32, 500-R-11-33	Black roof tar	North boiler facility addition roof	450 SF	Poor	15% Chrysotile
500-R-13-37, 500-R-13-38, 500-R-13-39	Black tar flashing	1954 1st floor roof	2,550 SF	Poor	20% Chrysotile
500-R-16-46, 500-R-16-47, 500-R-16-48	Black tar roof flashing	1918 southwest roof addition	2,200 SF	Poor	3%-20% Chrysotile

Table 4 – ACM Identified in the SCS Survey Report					
Sample Numbers	Description	Location	Estimated Quantity	Condition	Asbestos Content
500-4-21-61, 500-4-21-62, 500-4-21-63	Green 4" vinyl cove base with brown mastic	4th floor – west hall	25 LF	Poor	Cove =3% Chrysotile Mastic = ND
500-4-24-70, 500-4-24-71, 500-4-24-72	Tan 9"x9" floor tile with black mastic	4th floor - closet	30 SF	Poor	Tile =5% Chrysotile Mastic = ND
500-4-27-79, 500-4-27-80, 500-4-27-81	Green marbled 9"x9" floor tile with black mastic	4th floor hall	50 SF	Poor	Tile =2% Chrysotile Mastic = ND
500-3-33-97, 500-3-33-98, 500-3-33-99	White wall texture	3rd floor, SE area walls	1,000 SF	Poor	2% Chrysotile
500-3-41-121, 500-3-41-122, 500-3-41-123	White popcorn ceiling texture	3rd floor ceiling, northwest room	40, 000 SF	Poor	3% Chrysotile
500-3-42-124, 500-3-42-125, 500-3-42-126	Tan marbled floor sheeting	3rd floor, floors	10,000 SF	Poor	25% Chrysotile
500-3-44-130, 500-3-44-131, 500-3-44-132	Red/brown 9"x9" floor tile with black mastic	3rd floor, NE room	200 SF	Poor	Tile =5% Chrysotile Mastic = ND
500-2-64-190, 500-2-64-191, 500-2-64-192	White wall texture	2nd floor, Unit 211 wall	1,000 SF	Poor	2% Chrysotile
500-2-71-211, 500-2-71-212, 500-2-71-213	White fire door insulation	2nd floor stairwell door	16 Each (EA)	Poor	15% Amosite 2% Chrysotile
500-1-76-226, 500-1-76-227, 500-1-76-228	4" mag TSI	1st floor hallway	5,000 LF	Poor	5% Amosite 3% Chrysotile
500-1-77-229, 500-1-77-230, 500-1-77-231	4" air cell TSI	1st floor hallway	5,000 SF	Poor	70% Chrysotile
500-1-80-238, 500-1-80-239, 500-1-80-240	White 9"x9" floor tile with black mastic	1st floor elevator vestibule	100 SF	Poor	Tile =4% Chrysotile Mastic = ND
500-1-85-253, 500-1-85-254, 500-1-85-255	Tan 4" TSI with tar paper	1st floor hallway	5,000 LF	Poor	TSI =5% Chrysotile Tar paper = ND

Table 4 – ACM Identified in the SCS Survey Report					
Sample Numbers	Description	Location	Estimated Quantity	Condition	Asbestos Content
500-1-86-256, 500-1-86-257, 500-1-86-258	Gray 4'x8' transite panel	1954 South exterior, underneath overhang	200 SF	Poor	20% Chrysotile
500-2-87-259, 500-2-87-260, 500-2-87-261	White window caulk	1918 building windows (90 windows total)	90 SF	Poor	4% Chrysotile

ND = Asbestos Not Detected

- The Phase I ESA Report, prepared by SCS, dated February 22, 2021, identified the following *recognized environmental conditions* (RECs) in connection with the Property:
 - The previous laundry area use due to the potential for tetrachloroethylene to be used in the laundering process, and the potential for related subsurface impacts. *Note, this REC is not addressed in this ABCA report.*
 - Visual observations of spilled hydraulic oil in the elevator equipment room and in a centrally located storage room on the first floor. *Note, this REC is not addressed in this ABCA report.*
 - Visual observations of friable ACM throughout the building. The observed ACM was further evaluated as described above in the SCS ACM & LBP Survey Report (February 2021).
 - Visual observations of disturbed potential LBP in the majority of the interior rooms within the Property building. The observed potential LBP was further evaluated as described above in the SCS ACM & LBP Survey Report (February 2021).

2.2.2 Identified Contaminants of Concern

Based on the previous assessments performed at the Property, the following identified COCs have been selected for evaluation in this ABCA report:

- Asbestos-Containing Materials (ACM), and
- Lead-Based Paint (LBP).

2.2.3 Summary of Available Sample Analytical Results

The asbestos surveys confirmed that ACMs are present within the Property buildings. The materials that contain asbestos will need to be addressed prior to the commencement of building demolition activities. The combined surveys identified the following ACM materials:

Table 5 – ACM in St. Elizabeth’s Mercy Hospital

ACM	Representative Sample Number(s)	Location(s) of ACM		Estimated Quantity	
Popcorn Ceiling Spray	001	First Floor		Not Reported	
Floor Tile & Mastic	500-006, 500-007, 500-010, 500-011, 500-023, 500-024	Area 3, Room 5, Elevator, Stairway		346 square feet (SF)	
Sheet Vinyl & Mastic	500-009	Room 4		163 SF	
2” Pipe Wrap	500-013, 500-022	Mech. Equip. & Maintenance Shop		~203 linear feet (LF)	
4” Pipe Wrap	500-014	Mech. Equip.		~70 LF	
Popcorn Ceiling	001	1 st Floor		~530 SF	
Sample Numbers	Description	Location	Estimated Quantity	Condition	Asbestos Content
500-R-1-1, 500-R-1-2, 500-R-1-3	Black tar roof flashing	1918 roof, along parapet walls	1,200 SF	Poor	5% Chrysotile
500-R-2-4, 500-R-2-5, 500-R-2-6	Gray tar roof flashing	1918 roof, along parapet walls (under black tar flashing)	1,200 SF	Poor	8% Chrysotile
500-R-4-10	Sliver painted tar	1918 roof vent	4 SF	Poor	2% Chrysotile
500-R-5-13, 500-R-5-14, 500-R-5-15	Black roof flashing	1954 roof flashing	1,200 SF	Poor	25% Chrysotile
500-R-11-31, 500-R-11-32, 500-R-11-33	Black roof tar	North boiler facility addition roof	450 SF	Poor	15% Chrysotile
500-R-13-37, 500-R-13-38, 500-R-13-39	Black tar flashing	1954 1st floor roof	2,550 SF	Poor	20% Chrysotile
500-R-16-46, 500-R-16-47, 500-R-16-48	Black tar roof flashing	1918 southwest roof addition	2,200 SF	Poor	3%-20% Chrysotile
500-4-21-61, 500-4-21-62, 500-4-21-63	Green 4” vinyl cove base with brown mastic	4th floor – west hall	25 LF	Poor	Cove =3% Chrysotile Mastic = ND

Table 5 – ACM in St. Elizabeth’s Mercy Hospital					
Sample Numbers	Description	Location	Estimated Quantity	Condition	Asbestos Content
500-4-24-70, 500-4-24-71, 500-4-24-72	Tan 9”x9” floor tile with black mastic	4th floor - closet	30 SF	Poor	Tile =5% Chrysotile Mastic = ND
500-4-27-79, 500-4-27-80, 500-4-27-81	Green marbled 9”x9” floor tile with black mastic	4th floor hall	50 SF	Poor	Tile =2% Chrysotile Mastic = ND
500-3-33-97, 500-3-33-98, 500-3-33-99	White wall texture	3rd floor, SE area walls	1,000 SF	Poor	2% Chrysotile
500-3-41-121, 500-3-41-122, 500-3-41-123	White popcorn ceiling texture	3rd floor ceiling, northwest room	40, 000 SF	Poor	3% Chrysotile
500-3-42-124, 500-3-42-125, 500-3-42-126	Tan marbled floor sheeting	3rd floor, floors	10,000 SF	Poor	25% Chrysotile
500-3-44-130, 500-3-44-131, 500-3-44-132	Red/brown 9”x9” floor tile with black mastic	3rd floor, NE room	200 SF	Poor	Tile =5% Chrysotile Mastic = ND
500-2-64-190, 500-2-64-191, 500-2-64-192	White wall texture	2nd floor, Unit 211 wall	1,000 SF	Poor	2% Chrysotile
500-2-71-211, 500-2-71-212, 500-2-71-213	White fire door insulation	2nd floor stairwell door	16 Each (EA)	Poor	15% Amosite 2% Chrysotile
500-1-76-226, 500-1-76-227, 500-1-76-228	4” mag TSI	1st floor hallway	5,000 LF	Poor	5% Amosite 3% Chrysotile
500-1-77-229, 500-1-77-230, 500-1-77-231	4” air cell TSI	1st floor hallway	5,000 SF	Poor	70% Chrysotile
500-1-80-238, 500-1-80-239, 500-1-80-240	White 9”x9” floor tile with black mastic	1st floor elevator vestibule	100 SF	Poor	Tile =4% Chrysotile Mastic = ND
500-1-85-253, 500-1-85-254, 500-1-85-255	Tan 4” TSI with tar paper	1st floor hallway	5,000 LF	Poor	TSI =5% Chrysotile Tar paper = ND
500-1-86-256, 500-1-86-257, 500-1-86-258	Gray 4’x8’ transite panel	1954 South exterior, underneath overhang	200 SF	Poor	20% Chrysotile

Table 5 – ACM in St. Elizabeth’s Mercy Hospital					
Sample Numbers	Description	Location	Estimated Quantity	Condition	Asbestos Content
500-2-87-259, 500-2-87-260, 500-2-87-261	White window caulk	1918 building windows (90 windows total)	90 SF	Poor	4% Chrysotile

During the SCS survey of the Property structures, the electrical panel components, elevator components, boiler components/exhaust flu, HVAC components, gaskets, packing, metal fire-rated doors, and cloth electrical wiring were not safely accessible. Therefore, these suspect asbestos-containing building materials are assumed to contain asbestos and require disposal as such, unless or until samples can be safely collected and analyzed indicating the materials do not contain asbestos.

Various black mastics have been sampled and tested throughout the Property structure by multiple consulting firms. Inconsistent laboratory verification results indicate sampled black mastic to be positive and negative for asbestos in multiple locations. All black mastic contained within the Property structure is assumed to contain asbestos and be properly disposed if this material is disturbed.

Various acoustical popcorn ceiling textures have been sampled and tested throughout the Property structure by multiple consulting firms. Inconsistent laboratory verification results indicate sampled popcorn ceiling texture to be positive and negative for asbestos in multiple locations. All popcorn ceiling texture contained within the Property structure is friable and is assumed to contain asbestos, unless further delineation can pinpoint the exact locations where asbestos and non-asbestos popcorn ceiling textures exist. This material will require proper abatement prior to building demolition activities.

Lead-based paint containing materials and components are indicated in the LBP Surveys and noted in the following tables:

Table 6 – SCS Identified LBP in St. Elizabeth’s Mercy Hospital							
Building Addition	Floor	Location Room No	Component	Substrate	Color	XRF Results	Positive Paint Chip Sample No.
						Positive	
						Negative	
						Inconclusive	
						Inconclusive: Assumed Pos.	
1954 East	1	Exterior - Entrance	Overhang Beam	Metal	White	Positive	LBP-EXT-38
1954 East	1	Exterior - Entrance	Overhang Trim	Wood	White	Positive	
1954 East	1	Exterior	Lintel	Metal	White	Positive	LBP-EXT-39
1918	2	Exterior	Door Frame	Wood	White	Positive	

Interfaith St. Elizabeth (Hutchinson)

6. Sample Demolition Proposals



ALAN'S EXCAVATING, INC.
 420 LUNGER ROAD
 AUGUSTA, KANSAS 67010
 PHONE: 316-775-5970
 FAX: 316-775-5096



To:	Interfaith Housing And Community Services, Inc.	Contact:	
Address:	1326 East Avenue A Hutchinson, KS 67501	Phone:	(620) 662-8370
Project Name:	500 West 20th Demolition	Bid Number:	
Project Location:	500 West 20th, Hutchinson, KS	Bid Date:	10/24/2022

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
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1. BASE BID

1	MASS DEMOLITION	1.00	LS	\$223,000.00	\$223,000.00
2	FLOOR SLAB AND FOOTING DEMOLITION	1.00	LS	\$94,000.00	\$94,000.00
Total Price for above 1. BASE BID Items:					\$317,000.00

2. FOOTING DEMO DEDUCT

3	FOOTING DEMOLITION DEDUCT	1.00	LS	(\$50,000.00)	(\$50,000.00)
Total Price for above 2. FOOTING DEMO DEDUCT Items:					(\$50,000.00)

3. IMPORTED FILL ADD ALTERNATE


4	IMPORT FILL AND GRADE SITE (4' AVERAGE DEPTH)	1.00	LS	\$70,000.00	\$70,000.00
Total Price for above 3. IMPORTED FILL ADD ALTERNATE Items:					\$70,000.00

4. SEEDING AND EROSION CONTROL ADD ALTERNATE

5	SEEDING AND EROSION CONTROL	1.00	LS	\$6,525.00	\$6,525.00
Total Price for above 4. SEEDING AND EROSION CONTROL ADD ALTERNATE Items:					\$6,525.00

Notes:

- No bond fees are included.
- Asbestos abatement costs are not included. Any asbestos present must be removed before the building is demolished.
- Owner to provide copy of asbestos survey before demolition. This document is required in order to file the KDHE demolition notice.
- Water, gas, and electricity disconnects to be arranged by the owner. We will cap the sewer services at the main.
- Demolition permit to be obtained by the owner.
- Please call with any questions. My cell number is 316-210-2148.

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED: Alan's Excavating, Inc.</p> <p style="text-align: center;"></p> <p>Authorized Signature:</p> <p>Estimator: Mike Hoffman, P.E. 316-775-5970 mike@alansexcavating.com</p>
--	--

Demolition Proposal for the St. Elizabeth's Mercy Hospital

DATE: 10/31/2022

PROPOSAL SUBMITTED TO: Clint Nelson,
Demolition of the Former St. Elizabeth's Mercy Hospital, Hutchinson, Ks.

Construction to begin: On notice to proceed

WORK TO BE PERFORMED BY:
G & G Dozer / Gary Gorby
Kansas registered: WBE / DBE / SBE

G & G Dozer provides \$2,000,000.00 (two million dollars) in insurance which includes:
Demolition, general liability and workers comprehension.

BID INCLUDES:

1. Installing of surety fence thru to the end of Demolition, in Hutchinson, Ks.
2. Demolition and removal of St. Elizabeth's Mercy Hospital, removal of footings below grade level and removal of concert
3. Clearing and hauling of all debris.
4. Backfill area with soil and installing of erosion control.
5. Leveling of the lot.
6. All equipment costs, landfill fees, permits and material costs.

Total Bid: \$330,000.00
(Three hundred & Thirty thousand dollars and no cents)

This bid is valid for a period of 60 days from and after this date, and includes all labor and materials for structure demolition and removal of debris to a certified landfill. G&G Dozer shall be entitled to retain and keep any salvage from the structure.

Customer is responsible for gas and utility disconnects. G&G Dozer will do the sewer capping.

G&G Dozer will use its best efforts to avoid unnecessary damage to ground, asphalt and concrete during demolition of said structure. G&G Dozer shall not be liable for any such damage normally incident to the demolition and removal of debris with heavy equipment

G&G Dozer shall be paid in full within 30 days after completion of its portion of the work, and amounts not paid when due shall bear interest at 18% per annum. If Customer fails to pay the amounts due, Customer agrees to pay the reasonable attorney fees and costs incurred by G&G Dozer for collecting the amounts due.

RESPECTFULLY SUBMITTED BY:

G&G Dozer / Gary Gorby

Contractor's License Number: #0024

P.O. Box 6 / Caney, KS. 67333

Office: 620-879-5243 / Gary's Cell Phone: 620-515-5240

Fax: 620-879-5072

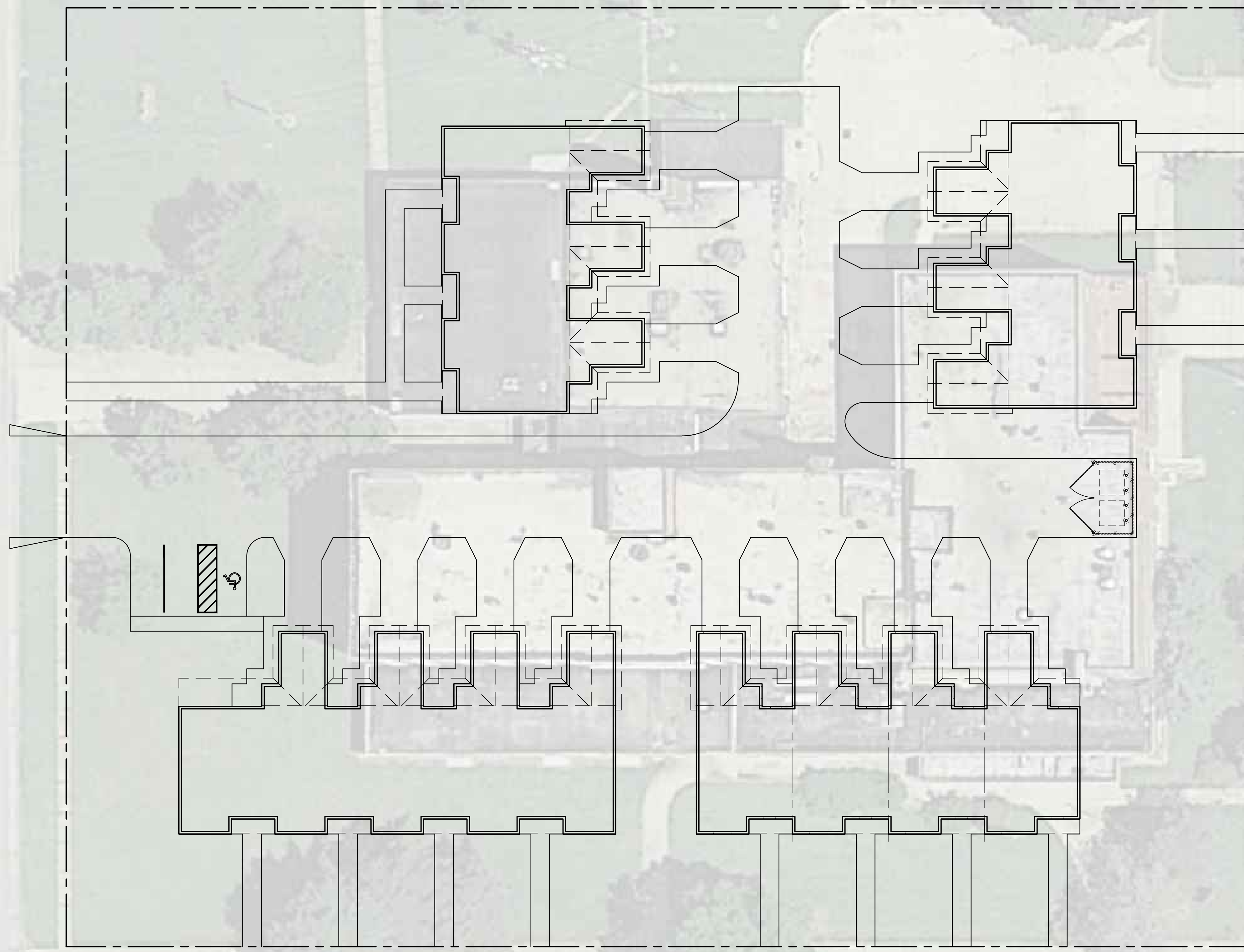
**Copies of General Liability and Worker Comprehensive insurance
will be provided when needed.**

***Please sign to accept proposal _____ Date _____**

Interfaith St. Elizabeth (Hutchinson)

7. Concept 14-unit Site Plan

These drawings are the exclusive property of Mann & Company, P.A. All rights are reserved, including reproduction in whole or in part in any form.



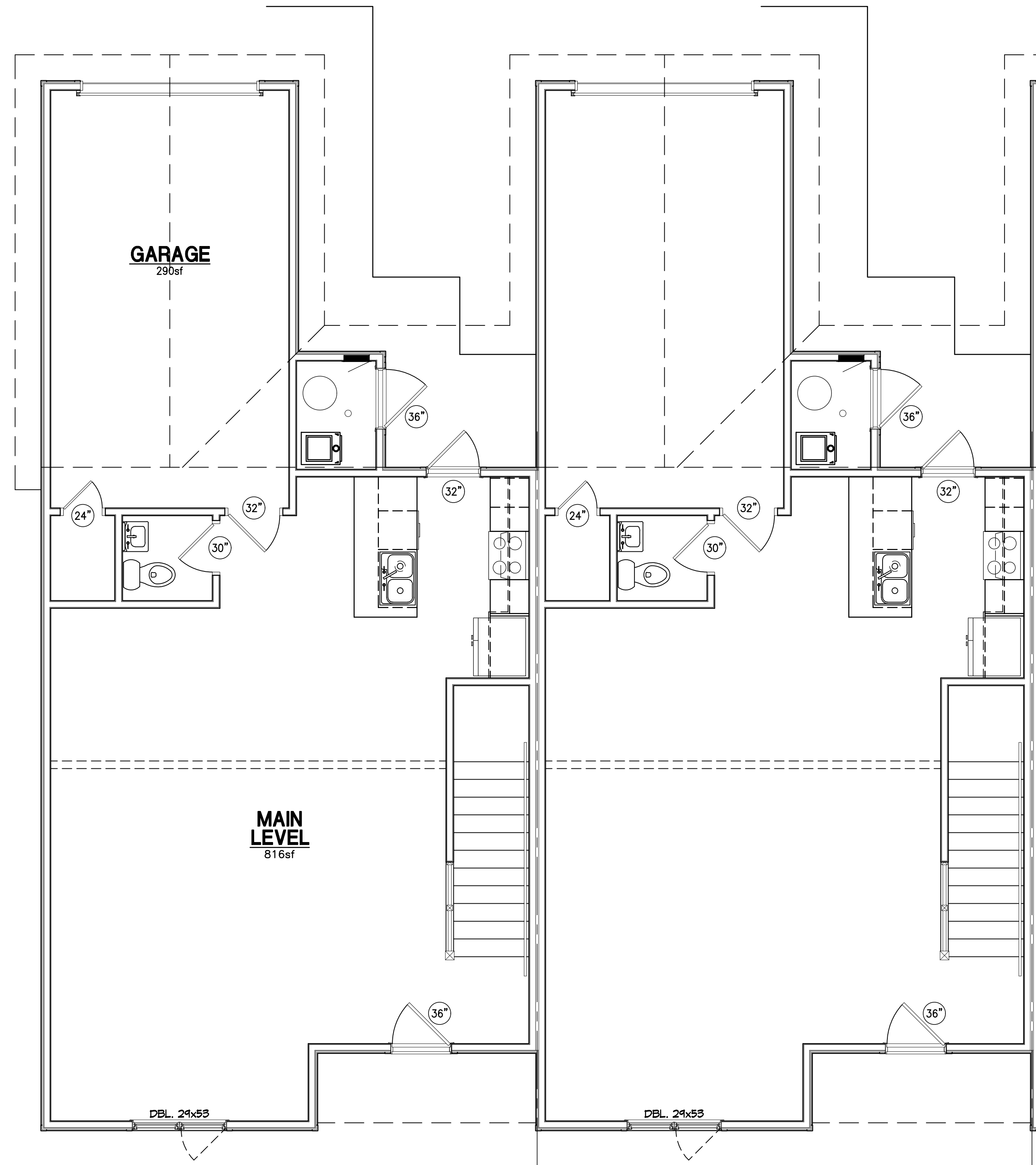
MASTER SITE DEVELOPMENT PLAN

1/16" = 1'-0"

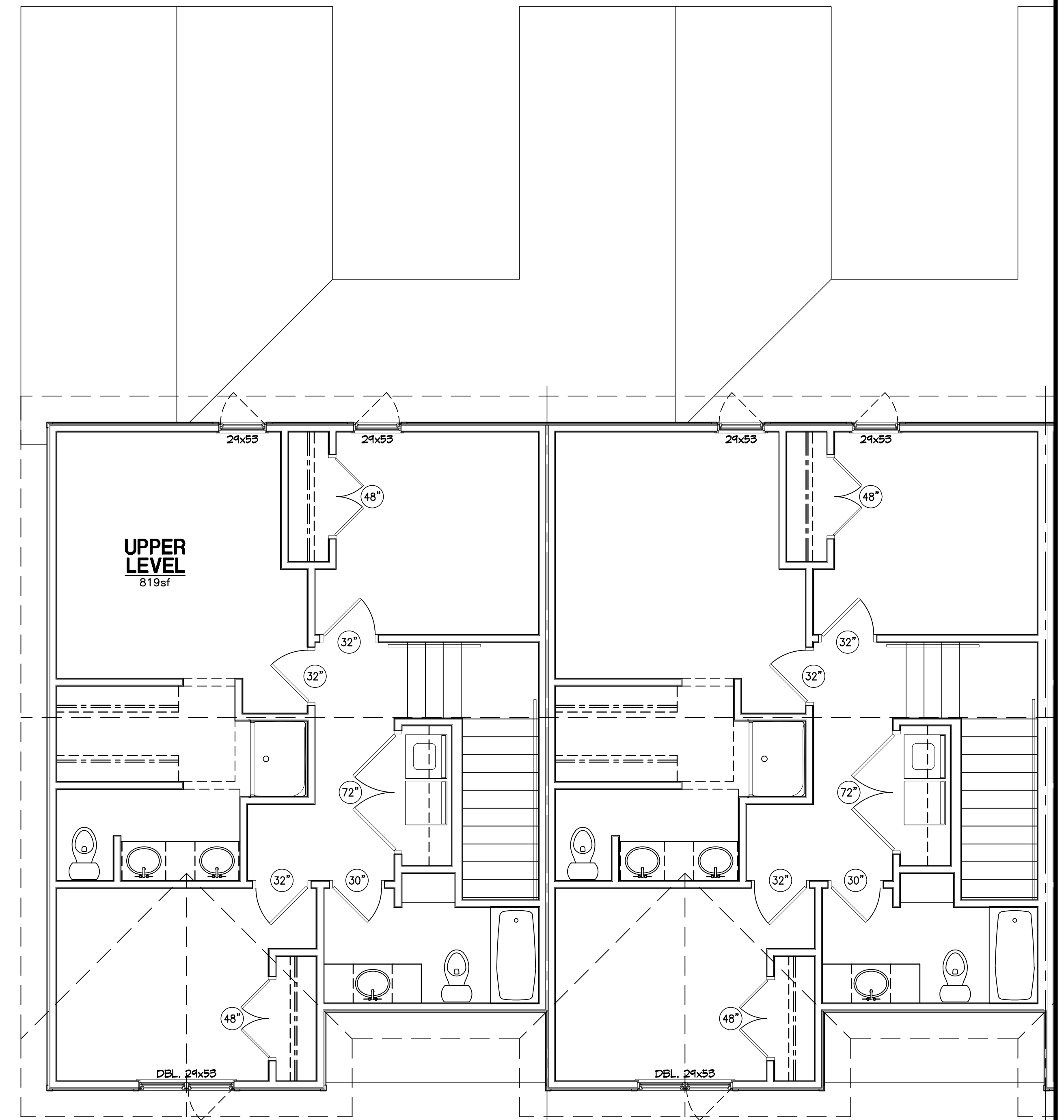


North

Preliminary
Aug. 31, 2023
MANN & CO.



MAIN LEVEL
1/4" = 1'-0" A-FPBSTE



UPPER LEVEL
1/4" = 1'-0" A-FPBSTE

Typical Floor Plans

1/4" = 1'-0"

Preliminary
Aug. 31, 2023
MANN & CO.



Community set-aside targets	2023	2024	2025	2026	Total Budgeted	Total Funding Expensed	% of Budget Amount Spent	Leveraged Funds	Total Project Funding	Unit Goal	Projects Active	
Hutchinson	\$ 165,000	\$ 233,000	\$ 102,000	\$ -	\$ 500,000	\$ 179,574.33	36%	\$ 29,627	\$ 209,202	25	73	
Hutchinson-SCKEDD	\$ 335,000	\$ 467,000	\$ 198,000		\$ 1,000,000	\$ 288,113.54	29%	\$ 8,322	\$ 296,435	40	31	
South Hutchinson	\$ 100,000	\$ 150,000	\$ 80,000	\$ -	\$ 330,000	\$ 90.13	0%		\$ 90	13	0	
Buhler	\$ 80,000	\$ 125,000	\$ 50,000	\$ -	\$ 255,000	\$ 26,502.69	10%		\$ 26,503	10	4	
Haven (\$200k MIH)	\$ 200,000	\$ 50,000	\$ -	\$ -	\$ 250,000	\$ 10,508.75	4%		\$ 10,509	10	2	
Nickerson	\$ 50,000	\$ 80,000	\$ 50,000	\$ -	\$ 180,000	\$ 39,136.30	22%		\$ 39,136	7	3	
Pretty Prairie	\$ 50,000	\$ 50,000	\$ 25,000	\$ -	\$ 125,000	\$ 9,327.24	7%	\$ 1,197	\$ 10,524	5	7	
Arlington	\$ 50,000	\$ 50,000	\$ 25,000	\$ -	\$ 125,000	\$ 23,600.18	19%		\$ 23,600	5	7	
General Reno County	\$ 225,000	\$ 225,000	\$ 225,000	\$ -	\$ 675,000	\$ 22,043.18	3%		\$ 22,043	19	1	
Acquisition/Rehab/Rental	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 300,000	\$ 149,169.34	50%	\$ 8,632	\$ 157,801	6		
Rural Reno:Micro Projects	expense totals are included in the actual Community										200	46
Total Direct Costs	\$ 1,330,000	\$ 1,505,000	\$ 830,000	\$ 75,000	\$ 3,740,000	\$ 748,065.68	20%	\$ 47,778	\$ 795,844			
Administrative Indirect Costs	\$ 92,000	\$ 105,000	\$ 58,000	\$ 5,000	\$ 260,000	\$ 53,881.40	21%		\$ 53,881			
Total SLFRA/ARPA Funding	\$ 1,422,000	\$ 1,610,000	\$ 888,000	\$ 80,000	\$ 4,000,000	\$ 801,947.08	20%	\$ 47,778	\$ 849,725	340	174	



AGENDA ITEM

AGENDA ITEM #8.A

AGENDA DATE: October 25, 2023

PRESENTED BY: Randy Partington, County Administrator

AGENDA TOPIC:
Monthly Department Reports

SUMMARY & BACKGROUND OF TOPIC:

Every month, departments have been asked to provide an update on the previous month's major activities. The reports are intended to keep the county commission informed about the appointed and elected departments. Attached are reports for Health, Human Resources, Maintenance, Public Works, Solid Waste, Treasurer, and Youth Services.

Dear Randy Partington, County Administrator:

RE: Monthly report ending September 30, 2023

Staffing Vacancies:

None.

Program Updates:

Admin/Finance/Health Information Management (HIM). Staff have been assisting clinical staff in preparing the administrative/paperwork processes for the upcoming offsite flu clinics.

Child Care Licensing (CCL). Staff conducted a monthly orientation class (6 attended), 5 home annual surveys, 5 annual center surveys, 2 compliance home surveys, 1 home complaint, 3 preschool annual surveys, and 1 initial survey. The Child Care Task Force provided an update on their work to the Board of County Commissioners on September 27th.

Clinical – Basic Health Services (BHS), Maternal Child Health (MCH), Family Planning (FP), Older Adult Services (OAS), and Epidemiology. Along with providing normal clinical services, staff have been busy scheduling over 60 offsite flu clinics that have/will be taking place during the months of September, October, and November.

Epidemiology and COVID-19 Update. For the month, staff conducted 14 infectious disease investigations (1 West Nile case) and 0 animal bit investigations. As of 09/27/23, the percentage of COVID-19 emergency department (ED) visits increased to between 2% and 3% of all visits the past couple of weeks. There were 2 COVID-19 admissions the week of 9/16. As of September 27th, there were 2 patients hospitalized with COVID-19.

Environmental Health (EH). With the direction from the Board of County Commissioners, Environmental Health has been moved to the Public Works Department.

Health Education – Chronic Disease and Risk Reduction (CDRR), National Association of County & City Health Officials (NACCHO) Reducing Overdose through Community Approaches (ROCA) Mentorship, Pathways to a Healthy Kansas, and Community Education. CDRR-Staff attended the HCC Health Fair and supplied KanQuit information, and are training the Reno County Jail staff on the Kansas Tobacco Cessation Training (KaTCH) that provides jail staff and therapists with tools to help tobacco dependent individuals entering jail with cessation tools. NACCHO-Staff are attending monthly meetings with Monroe County. Substance Misuse-The Opioid Settlement Funds Advisory Committee sent out a Request for Proposal (RFP) to the community to see what the needs are for Opioid Settlement Funds. Staff were asked to present at the Kansas Public Health Conference (KPHA); they presented on the substance misuse work in



Reno County. We are excited to announce that we were awarded the \$1,000,000 Comprehensive Opioid, Stimulant, and Substance Use Site-based Program (COSSUP) grant from the Department of Justice; this grant will fund the work of an Overdose Fatality Review Board and the establishment of Medication Assisted Treatment (MAT) in the Jail.

Preparedness (PHEP). September is Preparedness Month; Sandra has been making weekly social media posts regarding Preparedness Education. Staff participated in Preparedness Day at the State Fair on Monday, September 11th. We were successful in receiving the KDHE \$50,000 grant to invigorate our Medical Reserve Corps (MRC).

WIC – Women, Infant & Children. We have 1231 active clients (have used at least 1 item on food benefits) out of 1359 participating (received benefits); this is an increase of 66 active & 42 participating clients from last month. Breastfeeding Peer Counselors held 2 events with 16 participants.

Becoming a High(er) Performing Organization. Staff participated in the County's Employee Engagement Activity with the Solid Waste Department.

Sincerely,

Karla Nichols,
Director of Public Health





RENO COUNTY
206 West First Ave.
Hutchinson, Kansas 67501-5245
PHONE: (620) 694-2982
FAX: (620) 694-2508

Board of Commissioners - Department Update
Human Resources – September 2023
Helen Foster – Human Resources Director

Employment Activity for July

During the month of September, we had 7 (seven) new hires and 6 (six) separations from employment. For the month of September, we received a total of 121 applications through September 30th. This is the second month in a row that we have received this many applications. We went from 20 active job postings to 18 active job postings by the end of the month of September. The new applicant tracking system is reaching more job sites and generating more applications. Most of the applicants are quality applicants for the positions that they are applied for.

Open Enrollment

The new plan year is beginning and with no change to our vendors, it has been a quiet open enrollment. Premium letters went out the last week of this month for the premium levels that were achieved through participation in the wellness program.

Unemployment Fraud

We have not had any fraudulent claims this month.

Evaluations

Last year, we utilized a new evaluation form. With the feedback that has been received, HR will be working with departments on ways to work on the evaluation to become easier to utilize and more uniform across the organization. This project will start in October.

Department Budget

Human Resources has used 66% of its overall 2023 department budget as of September 30th. In the next few months, we will be preparing for service awards which will impact my department budget.



Maintenance & Purchasing Monthly Report 9/26/2023

Harlen Depew, Director

Staffing: At this time, our custodial roster is full. We have one FT Maintenance Tech I position open.

Budget YTD summary

As of the end of July we've spent 60% of our operating budget for the year.

Projects/Issues/Challenges/Concerns

United Way / Brush Up Hutch

Maintenance employees Vicky Lloyd, Art Miller, Troy Kelly, and Garrett Drier joined me and around twenty-five other county employees at this year's community work day. All had a great time painting and the project house looked much better at the end of the day than it did when we got there. Thanks to all who participated!

Courthouse Remodel

The primary work on the first and second floors has been completed with work commencing on the third and fifth floors. The project is still within reach of completion at or close to the original projected date in spite of some delays that were of no fault of the general contractor.

Heat and A/C units are being installed for the fifth floor level currently.

Courthouse Landscaping

Maintenance employees wrapped up the courthouse landscaping project in September with the final step of planting grass in renovated areas and overseeding thin spots on Sept 26th. They worked hard on this project and it looks great!

October Projects

Will include repairs and painting of the handrails in front of the courthouse, Fall fertilizing at all locations, and some masonry maintenance at the Health Department.

New State Requirements

The State of Kansas recently rolled out a new requirement for all elevators to be inspected annually by a third party, certified inspector, along with a \$100.00 annual fee per each elevator for a certificate from the State. Between that fee and the cost of the inspections, our elevator expenses will go up accordingly. The county has 6 elevators in operation currently. One each at Public Works and Community Corrections, and two each at the courthouse and LEC.

October, 2023 Monthly Report

Asphalt Crew has finished hot mix overlaying for 2023.

Mowing/Sign has now started mowing the last round, and this mowing will mow out the entire right-of-way.

Dirt Crew is now cleaning ditches and replacing entrance culverts.

Bridge Crew Has started replacing the Olcott Road Bridge 2.55, 3.5 miles south of Sun City Road.

Planning & Zoning Planning & Zoning Commission has set a public hearing date of November 9th, at 5:00pm for solar regulations.

Environmental Health has completed the draft Sanitation Code to present to the County Commission for approval, to then send to KDHE for approval.

Utilities Both SD201-202 and Yoder WD101 projects are all in design and we are now applying for grants. We were awarded a \$600.00 grant for WD 101.

Contracted Project

Construction on the Sylvia Road Bridge over the North Fork of the Ninnescah River has been completed.

Woody Seat Bridge deck rehab has begun.

Construction of the 69th Road bridge located .7 miles East of Yaggy Road is ahead of schedule.

The Willowbrook Bridge construction has begun.

Challenges



Reno County Solid Waste
703 S. Mohawk
Hutchinson, KS 67501
(620) 694-2586
Fax (620) 694-669-8126

Solid Waste Monthly Update September 2023
Prepared by Megan Davidson, Director

Staffing: We currently have 1 General Labor Position open.

Projects/Issues/Challenges/Concerns: Employees have been working hard on the Gun Range down the road. The first Berm is complete with the 2nd berm finished at 70% with one more small berm to complete. We have also started the Gas Collection and Control System Well Improvement Project with a completion date to be expected by the 2nd week of October.

The Kansas State Fair kept staff busy as we opened for Stutzman Refuse and the City of Hutchinson at 6am during the fair to haul in trash and compost material from the livestock barns. This allowed them to not only do the fair routes but also keep on schedule with their regular routes and projects that they were working on.

Totals from the 10-day fair for trash and livestock manure are as follows:

Municipal Solid Waste: 180.42 tons
Compost (Livestock/manure): 448.68 tons

Staff has transitioned into getting ready for the fall/winter months and winterizing mowers, we are also busy keeping the grounds picked up of litter from the windy days we have had. Equipment parts seem to be an ongoing issue on getting some equipment up and running so that also creates scheduling issues with getting projects done.

Budget: We currently have spent 33% of our operating budget for the year. We are awaiting the final piece of equipment that was purchased from our approved CIP budget and expect its delivery to be mid-October as well as the purchase of the Dump Truck from Public Works once their new dump truck arrives.



RENO COUNTY TREASURER
125 West First Ave.
Hutchinson, Kansas 67501-5245
620-694-2938
Fax: 620-694-2776

TDD: Kansas Relay Center 1-800-766-3777

September 28, 2023

MONTHLY REPORT

STAFFING CHANGES OR ISSUES:

Five of the tag clerks are newer and are not trained enough to be efficient or quick with the work on the front counter. Their jobs are NOT easy at all and require longer training periods. We are trying to cross-train other employees to help with taxes. We do have two (2) newer employees which we hope can help with tax collections. The budget for O.T. is in the negative and at 163% of the budgeted amount. We will have no room for any O.T. The budgeted amount was only at \$750.00 which is not allowing for enough time. Again, I am holding my breath on getting through this tax season smoothly. We will also have the tax sale to deal with very close to the time tax season will start.

BUDGET YTD SUMMARY:

As of this day, we are running around 74% of our budget in the largest expenses we have (payroll). Overall expenses are at approximately 65%. Although I raised the amount needed for sending out tax statements, I am expecting to go OVER budget in advertising/legal/classified. We are currently at 140%. Our costs for producing and sending out our statements have more than doubled in the last 3-4 years. We are pushing the email method of delivery this year but little, if any, savings will not be realized until 2024. Information about signing up for emails will be included with our statements this year. I am crossing my fingers on the costs this year and will not know the final cost until the collections of the first half taxes.

We have not seen a big decrease in traffic flow to our office. We hope to spread the word to our customers and will be encouraging them to receive their receipts as emails.



RENO COUNTY YOUTH SERVICES

219 West Second Ave.
Hutchinson, Kansas 67501
(620) 694-2500
Fax: (620) 694-2504

JUVENILE DETENTION CENTER
JUVENILE INTAKE & ASSESSMENT
BOB JOHNSON YOUTH SHELTER

TDD: Kansas Relay Center 1-800-766-3777

Youth Services Monthly Report

September 2023

Staffing changes or issues (if any)

We're currently seeking to fill the stand-by Youth Care Specialist/Juvenile Detention Officers, a 40-hour cook, and a 40 hour Child Care Specialist (male only). All positions, except standby and on-call positions, offer insurance benefits and KPERs. Those interested in the open positions can apply online at Renogov.org.

The employee of the month for Aug. is Cody York. Cody started working for Youth Services in March of this year. He quickly adjusted to our program and manages our youth respectfully and is a good role model for the youth. Cody has taken the initiative to paint our youth rooms during the day along with other tasks that are requested. He also steps in and assists with preparing meals. Cody works well with all staff and is a positive leader to his peers. Congratulations Cody!

Budget YTD Summary

As of 9/29/2023, we have spent 49% of our Shelter budget (Dept.90). The total shelter budget is \$933,553. We have spent 67% of our detention budget (Dept.91). The total detention budget is \$1,109,483.

Projects/Issues/Challenges/Concerns

No projects or concerns for this month.

We had a program review from Dept. of Children and Families. This audit went well, both our employee files and youth files were complete with all required paperwork and training. However, we do need to make adjustments to when staff training is completed, and these adjustments will be made for the coming year.

We're currently working on a Behavioral Health Services funding opportunity from Kansas Dept. of Corrections. This change is generated through HB2021 which requires juveniles placed in juvenile detention facilities to receive a standardized risk and needs assessment within 72 hours of admission, receive an updated or completed case plan within 48 hours after such assessment, and that they have access to behavioral health services, mental health services, and substance use treatment disorder services while in detention. The bill also notes that the cost for said assessment and treatment will be assessed to KDOC.