



RENO COUNTY
206 West First Avenue
Hutchinson, Kansas 67501-5245
(620) 694-2929
Fax (620) 694-2928
TDD (800) 766-3777

TO: ALL INTERESTED PARTIES
FROM: BOARD OF COMMISSIONERS
RE: NOTICE OF MEETINGS
DATE May 13, 2016

The Reno County Board of Commissioners will meet as regularly scheduled at 9:00 a.m. on Tuesday, May 17, 2016, in Commission Chambers to hold their Agenda Session.

Follow us on Twitter:
<https://twitter.com/RenoCountyKS>

Like us on Facebook:
<https://www.facebook.com/RenoCountyKS>

AGENDA SESSION
RENO COUNTY COMMISSION
COMMISSION CHAMBERS OF COURTHOUSE
Tuesday, May 17, 2016
9:00 A.M.

1. Roll Call

Deming _____ Dillon _____ Schlickau _____

2. Pledge of Allegiance to the American Flag and Prayer

3. Determine Additions to the Agenda (Restricted to subject matters that were not known at the time of the agenda publication and to subject matters that require immediate Board discussion and/or action and which cannot be deferred to a later date.)

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. Consent Agenda (items considered routine for approval. If any commissioner or person in the audience would like further discussions or explanation of any item they may ask that it be removed from the consent agenda for additional consideration.

a. Vouchers (bills or payments owed by the county or related taxing units) totaling _____.

b. Change Orders 2016: 455, 480 and 481.

Motion for consent agenda items: Approval _____ Disapproval _____

Motion _____ Second _____

Dillon _____ Schlickau _____ Deming _____

6. Recognition of Sheriff's officers Travis Vogt and Matthew Tatro for recent life-saving efforts involving a young child.

7. **PUBLIC HEARING:** S & S Cottonwood, LLC's petition to the Board of County Commissioners to vacate Cottonwood Hills Subdivision.

- a. Open the hearing
- b. Discussion
- c. Close the hearing

8. Consider for approval a Resolution vacating Cottonwood Hills Subdivision. AI

Motion for action: Approval _____ Disapproval _____

Motion _____ Second _____

Dillon _____ Schlickau _____ Deming _____

9. Presentation for overview of the Master Plan at the Landfill including rate increases on Reno County Solid Waste User Fees for 2017. DI

10. Discussion of items added to the agenda

11. Adjournment

Items listed on the agenda as "DI" (Discussion Item) will normally be discussed that day and voted on the following week. Items listed as "AI" (Action Item) will normally be voted on that day unless postponed for further discussion or to await additional information. The Commission reserves the right to take a final vote on any agenda item but normally, on items coming up for the first time discussion, will await the following week for a final vote.

Tax Year: 2015

TAX ROLL CORRECTION - PERSONAL PROPERTY
AAELT013

Printed by / Date Time
jami.radloff 5/10/2016 10:52:32AM

AGENDA
ITEM #5b

TaxPayer FIEL00092
FIELD, HARRY L
FIELD, MARSHA KAY
7601 N TOBACCO RD
HUTCHINSON, KS - 67502

System Control # 2016000455
User Control # 2016000455
Cama # 025-16-0-00-001-05-0-
Tax Unit 42 MEDORA TOWNSHIP / USD 313
Property Location 7601 N TOBACCO RD - Hutchinson, KS - 67502

Tax Year 2015
Doc # 200836365130

APPRAISER SECTION (Value) May 9 2016 11:02AM Christen Childs Approved

Appraised Prior To Correction:

Value Penalty %
0 0.00

Appraised After Correction:

Value Penalty %
2,420 50.00

Net Change
2,420

Assessed Prior To Correction:

Value Penalty Total
0 0 0

Assessed After Correction:

Value Penalty Total
726 363 1,089

Net Change
1,089

Exempt Value: 0

Exempt Value: 0

Net Change
0

Comment: 2014 CARGO CRAFT TRL (VIN#4D6EB1018EC036449) - TAXPAYER DID NOT REPORT TRL FOR TAX PURPOSES, ESCAPED TAXE

CLERK SECTION (Tax) May 10 2016 10:52AM Jami Radloff Order to P:

Tax Prior To Correction:

Levy 159.646000 Gen Tax 0.00
SB41 \$ 0.00
Exempt Tax Dollars 0.00

Tax After Correction:

Levy Gen Tax 173.86
SB41 \$ 0.00
Exempt Tax Dollars 173.86

Net Change
173.86
0.00
173.86

Comment:

TREASURER SECTION (Summary)

Net Change in Assessed Value 1,089
Mill Levy 159.646000

Type of Correction Escape
Correction Code CL

Tax Statement #

Net Change in Levied Tax Dollars 173.86

Net Change in Exempt Tax Dollars 0.00

Comments 2014 CARGO CRAFT TRL (VIN#4D6EB1018EC036449) - TAXPAYER DID NOT REPORT TRL FOR TAX PURPOSES, ESCAPED TAXES ADDED FOR 2015

Net Change in Total Tax Dollars 173.86

Comment:

By order of the Board of County Commissioners of RENO COUNTY, Kansas.

(Date)

Approved by Commission:

Attest by County Clerk:

Tax Year: 2014

TAX ROLL CORRECTION - PERSONAL PROPERTY
AAELT013

Printed by / Date Time
jami.radloff 5/10/2016 11:31:46AM

TaxPayer CROS00110

System Control # 2016000480

Tax Year 2014

CROSSROADS CHRISTIAN CHURCH

User Control # 2016000480

Doc # 2008361902

Carra # 037-25-0-30-01-003-00-0-

4310 N MONROE ST

Tax Unit 121 RENO TOWNSHIP / USD 313

HUTCHINSON, KS - 67502

Property Location 4310 N MONROE ST - HUTCHINSON, KS - 67502

Check Payable to: CROSSROADS CHRISTIAN CHURCH

APPRAISER SECTION (Value)

May 9 2016 12:41PM Christen Childs Approved

Appraised Prior To Correction:

Appraised After Correction:

Value Penalty %
3,180 50.00

Value Penalty %
0 0.00

Net Change
-3,180

Assessed Prior To Correction:

Assessed After Correction:

Value Penalty Total
954 477 1,431

Value Penalty Total
0 0 0

Net Change
-1,431

Exempt Value: 0

Exempt Value: 0

Net Change
0

Comment: 1998 FORD F700 TRUCK (VIN#1FDNF70J5WVA00959) - TAXPAYER PROVIDED A BOS (2/10/2013)

CLERK SECTION (Tax)

May 10 2016 11:31AM Jami Radloff Order to Pi

Tax Prior To Correction:

Tax After Correction:

Levy 150.620000 Gen Tax 215.56
SB41 \$ 0.00
Exempt Tax Dollars 215.56

Levy Gen Tax 0.00
SB41 \$ 0.00
Exempt Tax Dollars 0.00

Net Change
-215.56
0.00
-215.56

Comment:

TREASURER SECTION (Summary)

Net Change in Assessed Value -1,431
Mill Levy 150.620000
Net Change in Levied Tax Dollars -215.56
Net Change in Exempt Tax Dollars 0.00
Net Change in Total Tax Dollars -215.56

Type of Correction Abate
Correction Code IP
Tax Statement # 204045

Comments 1998 FORD F700 TRUCK (VIN#1FDNF70J5WVA00959) - TAXPAYER PROVIDED A BOS (2/10/2013)

Comment:

By order of the Board of County Commissioners of RENO COUNTY, Kansas. _____, (Date)

Approved by Commission: _____

Attest by County Clerk: _____

Tax Year: 2014

TAX ROLL CORRECTION - PERSONAL PROPERTY
AAELT013

Printed by / Date Time
jami.radloff 5/10/2016 11:32:04AM

TaxPayer CANA00006
CANADY, MAX
109 S WESTERN ST
ARLINGTON, KS - 67514-9294

System Control # 2016000481
User Control # 2016000481
Cama # -----
Tax Unit 14 PARTRIDGE CITY / USD 312
Property Location 224 S RENO - PARTRIDGE, KS - 67566

Tax Year 2014
Doc # 200836363738

Check Payable to: CANADY, MAX

APPRaiser SECTION (Value) May 9 2016 12:41PM Christen Childs Approved

Appraised Prior To Correction:

Value 2,295 Penalty % 5.00

Appraised After Correction:

Value 0 Penalty % 5.00

Net Change
-2,295

Assessed Prior To Correction:

Value 688 Penalty 0 Total 688

Assessed After Correction:

Value 0 Penalty 0 Total 0

Net Change
-688

Exempt Value: 0

Exempt Value: 0

Net Change
0

Comment: 2013 H&H TRAILER (VIN#533SC0811DC221024) - TP SHOULD NOT HAVE BEEN TAXED AS TRL WAS PUR 2/20/14 PER BOS AND IS NOT PRO

CLERK SECTION (Tax) May 10 2016 11:32AM Jami Radloff Order to P

Tax Prior To Correction:

Levy 184.665000 Gen Tax 127.06
SB41 \$ 0.00
Exempt Tax Dollars 127.06

Tax After Correction:

Levy 0.00 Gen Tax 0.00
SB41 \$ 0.00
Exempt Tax Dollars 0.00

Net Change
-127.06
0.00
-127.06

Comment:

TREASURER SECTION (Summary)

Net Change in Assessed Value -688
Mill Levy 184.665000
Net Change in Levied Tax Dollars -127.06
Net Change in Exempt Tax Dollars 0.00
Net Change in Total Tax Dollars -127.06

Type of Correction Abate
Correction Code TP
Tax Statement # 205895

Comments 2013 H&H TRAILER (VIN#533SC0811DC221024) - TP SHOULD NOT HAVE BEEN TAXED AS TRL WAS PUR 2/20/14 PER BOS AND IS NOT PRO

Comment:

By order of the Board of County Commissioners of RENO COUNTY, Kansas. _____, (Date)

Approved by Commission: _____

Attest by County Clerk: _____

RESOLUTION 2016-_____

**A RESOLUTION VACATING COTTONWOOD HILLS SUBDIVISION,
A SUBDIVISION LOCATED IN A PORTION OF SECTION 9, TOWNSHIP 23
SOUTH, RANGE 4 WEST OF THE 6TH P.M.**

WHEREAS, S & S Cottonwood, LLC, by and through Drayton Aldritt, Managing Member, the owner of one hundred percent (100%) of the real property legally described as Cottonwood Hills, a Subdivision located in a portion of Section 9, Township 23 South, Range 4 West of the 6th P.M., and a portion of the Southeast Quarter of Section 4, Township 23 South, Range 4 West of the 6th P.M., Reno County, Kansas, has petitioned the Board of County Commissioners to vacate all of Cottonwood Hills Subdivision; and

WHEREAS, said real property lies wholly outside the limits of any incorporated city; and

WHEREAS, the Board of County Commissioners, having received the Petition, set the matter for public hearing at 9:00 a.m. on Tuesday, May 17, 2016, in County Commission Chambers, Reno County Courthouse, and provided notice of the hearing by publication once in The Hutchinson News on April 22, 2016, all as prescribed within said statute; and

WHEREAS, on May 17, 2016, the Board of County Commissioners conducted a public hearing on the proposed Petition, at which time all interested parties appeared and were heard.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF RENO COUNTY, KANSAS, that:

1. The Public will suffer no loss or inconvenience by the proposed vacation, and no private rights will be injured or endangered thereby.
2. All of Cottonwood Hills Subdivision, a Subdivision located in a portion of Section 9, Township 23 South, Range 4 West of the 6th P.M., and a portion of the

Southeast Quarter of Section 4, Township 23 South, Range 4 West of the 6th
P.M., Reno County, Kansas, is hereby vacated.

3. This Resolution shall be effective from and after the date of its adoption.

ADOPTED in regular session this 17th day of May, 2016.

BOARD OF COUNTY COMMISSIONERS
OF RENO COUNTY, KANSAS

DAN DEMING, Chairman

JAMES SCHLICKAU, Member

BRAD DILLON, Member

ATTEST:

Donna Patton
Reno 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 order and Resolution on the 17th day of May, 2016.

Donna Patton
Reno County Clerk

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF RENO COUNTY, KANSAS
(Pursuant to K.S.A. 58-2613)

REQUEST FOR VACATION OF
COTTONWOOD HILLS SUBDIVISION,
A Subdivision located in a portion of
Section 9, Township 23 South,
Range 4 West of the 6th P.M. and a
portion of the Southeast Quarter of
Section 4, Township 23 South, Range 4
West of the 6th P.M., Reno County,
Kansas.

PETITION

COMES NOW Drayton Alldritt, Managing Member of S & S Cottonwood, LLC, and petitions the Board of County Commissioners of Reno County, Kansas, to vacate Cottonwood Hills Subdivision located in a portion of Section 9, Township 23 South, Range 4 West of the 6th P.M. and a portion of the Southeast Quarter of Section 4, Township 23 South, Range 4 West of the 6th P.M., all in Reno County, Kansas, and in support of this Petition, states and alleges as follows:

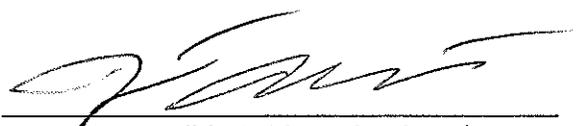
1. Cottonwood Hills Subdivision was platted by the then owner, Cottonwood Hills, LLC, on October 10, 2006.
2. The Petitioner acquired title to all real property located in Cottonwood Hills Subdivision by deed executed on February 28, 2014, and filed of record in the Office of the Reno County Register of Deeds on March 14, 2014.
3. That no development, other than construction of an 18 hole golf course, has taken place in Cottonwood Hills Subdivision since it was platted.

4. That Petitioner has determined it will not be economically feasible to provide the infrastructure improvements to Cottonwood Hills Subdivision, as currently platted, in order to develop the properties; and Petitioner has commenced the process of platting Cottonwood Hills Subdivision in stages in its entirety.
5. The Petitioner, as the owner of 100% of all of the real property located within said Subdivision, requests the Cottonwood Hills Subdivision Plat, as recorded in Book 8, Page 162A (14 pages), be vacated.
6. That the public will suffer no loss or inconvenience by such vacation and that no private rights will be injured or endangered thereby.
7. Petitioner declares that Cottonwood Hills golf course along with its ancillary facilities and improvements, as they exist at this time, comply with all county land use regulations and codes.

WHEREFORE, Petitioner prays that the Board of County Commissioners fix a time for a hearing on this Petition and that notice of said hearing be given by publication in the official county newspaper, with such notice to be published at least one time and at least twenty (20) days prior to the date of the hearing, all as required by K.S.A. 58-2613.

S & S COTTONWOOD, LLC

By: _____


Drayton Alldritt, Managing Member



AGENDA REQUEST

Presentation for overview of the Master Plan at the Landfill including rate increases on Reno County

PROPOSED AGENDA ITEM: Solid Waste User Fees for 2017

PRESENTED BY: Megan Davidson/Luke Massoth

RECOMMENDED ACTION: Approval

BACKGROUND/DISCUSSION DATE: 5/17/2016

PROPOSED AGENDA DATE: 5/24/2016

FINANCIAL CONSIDERATIONS:

Cost: _____ Funding Source: Is it budgeted? _____

Fund/Dept.: _____ Effective Date: _____

Revenue: _____

Grant Amount: _____ Local Match: _____

LEGAL CONSIDERATIONS: If the Agenda Item concerns a Contract, Agreement, Policy, County Resolution, or other matter involving legal issues, has it been reviewed by the County Counselor for legal form/sufficiency/recommendation? _____

**Will this Agenda Item replace an existing policy, agreement, contract or resolution?
If Yes, please explain:** _____

OTHER: _____

OPTIONS/ALTERNATIVES: If not approved, are there other options alternatives available? _____

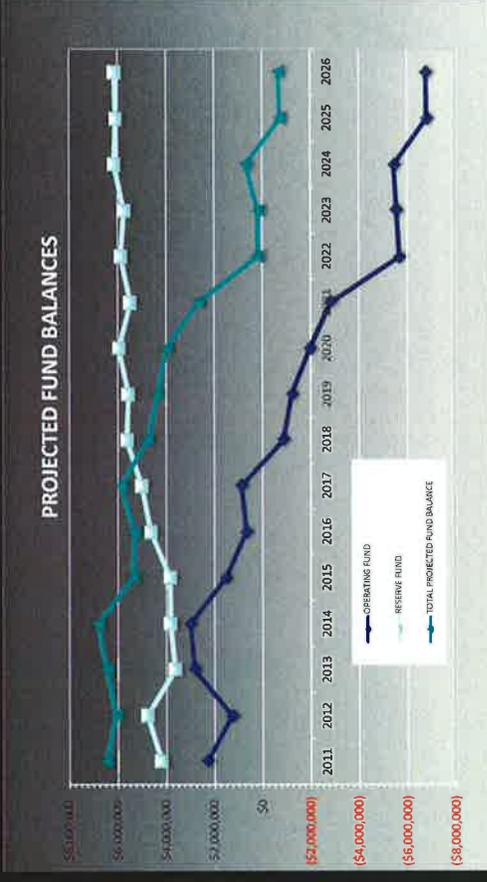
FINANCIAL PLANNING AND MODELING CURRENT UPDATE

- Intended to be an ongoing, interactive tool that Reno County personnel can use to evaluate facility financial performance
- Proven to be useful since inception in 2012
- The Reno County MSWLF is extremely operationally efficient
- Projected Construction Schedule

Landfill Disposal Area	Landfill Type	Area (acres)	Projected Construction
Site D - Cell 7	Subcell D	11.2	2016
Plopped Site D - Cell 3	Subcell D	9.0	2021
	Subcell D	9.0	2026
	Subcell D	45.3	2030
Proposed Vertical Expansion Cells 1, 7	Subcell D	13.0	2040
	C&D	5.0	2022
Site E - Phase 3	C&D	4.9	2028
Site E - Phase 4	C&D	4.3	2035



FINANCIAL PLANNING AND MODELING FUND BALANCES BASED ON CURRENT FEES



FINANCIAL PLANNING AND MODELING CONCLUSION

- Model Development Parameters/Inputs
 - Capital Expenses
 - Cell Construction and Anticipated Schedule
 - Closure and Post-Closure Costs
- Capital Purchases
 - Equipment Replacement Schedule
 - Buildings and Infrastructure Improvements
- Operational Expenses
- Operational Revenue Decrease
 - Not just a local trend, but State and Nationwide
- Model indicates fee increases are needed to fund projected capital expenditures and infrastructure considerations for the Site D Expansion
 - Scale/Scale House Relocation
 - Office, HHW, and Recycling Building



RENO COUNTY MSWLF DISPOSAL FEES CURRENT 2016 FEES

- County Residents and Commercial Business = \$70.75 per Unit
- Out-of-County User Tipping Fee = \$31.75 per Ton
- Contaminated Soil Fee = \$32.75 per Ton
- Special Waste Fee = \$37.75 per Ton
- In 2015 16% of MSW was Out-of-County and 84% was In-County
- Comparison of the Reno County MSWLF fees versus other Kansas landfills



OTHER KANSAS LANDFILLS' FEES

CURRENT MSW DISPOSAL FEES

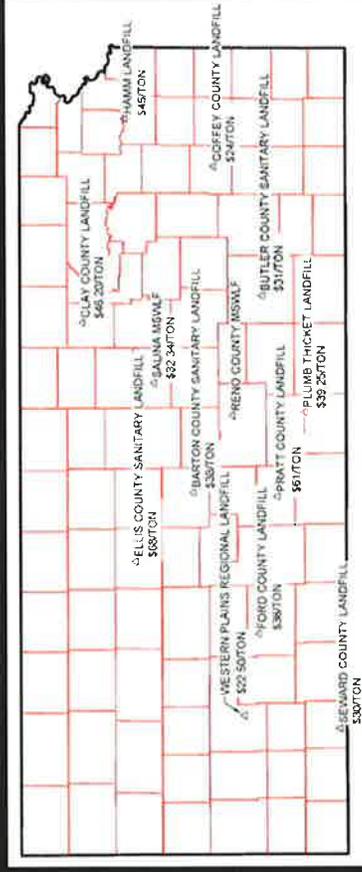
- User Fee Based Facilities
 - McPherson Area Solid Waste Utility = \$85/year
 - Marion County = \$79/year assessed on Property Tax
- Tipping Fee Based Facilities
 - Majority of landfills in Kansas
 - \$22.50 to \$68.00/Ton for MSW
 - Average = \$38.94 /Ton for MSW



OTHER KANSAS LANDFILLS' FEES

CURRENT MSW DISPOSAL FEES CONT.

- Tipping Fee Based Facilities
 - \$22.50 to \$68.00/Ton for MSW
 - Average = \$38.94 /Ton for MSW



RENO COUNTY USER FEE

COMPARISON TO OTHER KANSAS LANDFILLS

- Historic actual Reno County Resident's Cost per Ton of MSW

Year	2011	2012	2013	2014	2015	2016
Reno County Resident's Actual Cost per Ton	\$14.48	\$16.89	\$16.88	\$16.81	\$17.78	\$17.47 (Projected)
Kansas Average	\$38.94					

- Reno County residents pay substantially less than other Kansas communities and Reno County provides residents with a sustainable, efficient waste disposal service



RENO COUNTY USER FEE INCREASE

PROPOSED INCREASES

- Proposed \$9.25 increase to \$80.00 for 2017
- Proposed \$6.00 increases in 2018 (\$86.00), 2019 (\$92.00), and 2020 (\$98.00)
- Proposed \$2.00 increase to \$100 in 2021
- Projected Reno County Resident's Cost per Ton of MSW based on these proposed User Fee increases

Year	2017	2018	2019	2020	2021
Reno County Resident's Projected Cost per Ton	\$17.98	\$20.33	\$21.85	\$23.38	\$24.90

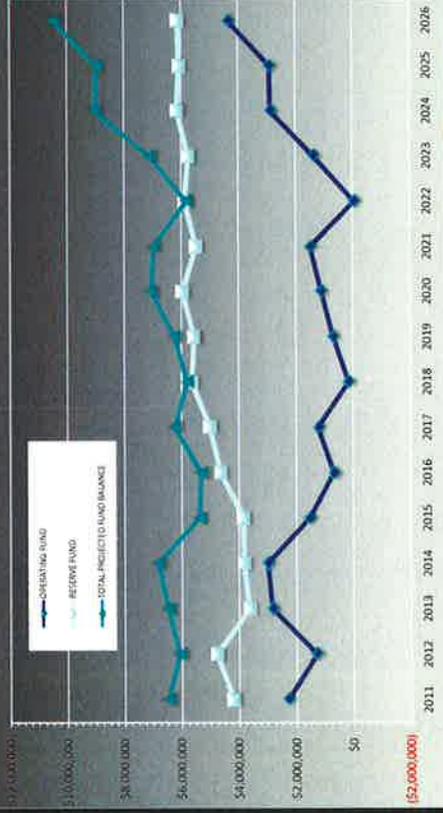
- Reno County residents will continue to pay substantially less than other Kansas communities
- Reno County can continue to provide residents with a sustainable and efficient waste disposal service



FINANCIAL PLANNING AND MODELING

FUND BALANCES BASED ON PROPOSED FEES

PROJECTED FUND BALANCES



FINANCIAL PLANNING AND MODELING

POSSIBLE FUTURE INCREASES

- The proposed User Fee increases will not eliminate the possibility for additional future increases as needed, especially for other waste streams (i.e., Special Waste, Out-of-County Waste, etc.).
- Financial model incorporates this assumption by projecting small future increases (i.e., \$1-2 increases every other year).

SUMMARY

- Current Site D "Piggyback" Expansion Status
 - Expected to be ready for signature and agency submittal in late summer 2016
- Financial Modeling/Planning
 - Model indicates fee increases are needed to fund projected capital expenditures
 - Proposed User Fee increases of:
 - \$9.25 increase for 2017;
 - \$6.00 increases in 2018, 2019, and 2020; and
 - \$2.00 increase in 2021.
 - Reno County residents will continue to pay substantially less than other Kansas communities for MSW disposal services.