

April 4, 2017  
Reno County Courthouse  
Hutchinson, Kansas

The Board of Reno County Commissioners met in agenda session with, Chairman Dan Deming, Commissioner Ron Hirst and Commissioner Bob Bush, County Administrator Gary Meagher, County Counselor Joe O'Sullivan, and Minutes Clerk Cindy Martin, present.

The meeting began with the Pledge of Allegiance and a short sectarian prayer led by Pastor Kim Biery, Trinity United Methodist Church.

There were no additions to the agenda.

**Mr. Bush moved, seconded by Mr. Hirst,** to approve the Consent Agenda consisting of the Accounts Payable Ledger for claims payable on April 7, 2017 of \$234,671.79 and also consisting of pending Added, Abated and Escaped Taxation Change Orders numbered 2017-471, 472, and 475 as submitted. The motion was approved by a roll call vote of 3-0.

Public Works Director David McComb met with the Board to update the Kansas Department of Health and Environment's water quality monitoring for Rural Water District No. 101 (Yoder). He spoke about monitoring for twenty years an area outside Yoder and showed a map with locations of the wells being monitored. In 2013 they found the source of contamination and injected an oxidizing chemical that breaks down the contaminate reducing the level over the years. There is a low likelihood of every detecting contaminate in Rural Water #101. They currently monitor annually four wells and now they will be increasing that to quarterly monitoring. KDHE will put a transducer in the monitored wells to find out how much water goes through when Rural Water #101 is pumping. This is to see how much water moves, from how far away, from the RR#101 well to detect if there was contamination in our well, how much and expecting it to be very low amounts. KDHE works well with us and it will give accurate data in the future. The area covers 1 ½ miles north of Yoder, Red Rock Road west 1 ¼ miles to the east ¾ mile, and covers to Longview Road, however the south side of Switzer Road. Businesses were not included in the water district but Carriage Crossing petitioned to be in Rural Water #101 years ago and was annexed.

Appraiser Brad Wright met with the Board to discuss a review of K.S.A. 79-1613, a process for seeking tax abatement for homesteads destroyed or substantially destroyed by natural disaster (including fire). The statute gives the Commission authority for relief to property owners for the fire on market value from the Appraisers office. He estimated 11 homes, one was not a resident but an outbuilding, 10 homes totally destroyed with the highest value at \$1,541,110.00 and the lowest was a manufactured home valued at \$12,820.00. It covered five separate taxing units and he discussed the stats of the abated taxes estimating a total of \$20,900 in lost taxes from the fire homes.

County Counselor Joe O'Sullivan stated that you're not abating the taxes; you are projecting that if someone applies for relief, that this is what might be available. We are talking about the 2017 taxes levied this fall and the 2016 mill levy with the 2017 values against the 2017 mill levy; however they will not be levied for five or six months and will be unknown until the fall. He stated the relief applies only to homestead sites not unattached buildings. To qualify for the abatement, the homestead damage has to meet or exceed 50 percent of the cost of repair of the appraised value of the property. If you have 50 or 60 percent damage you could possibly get the 50 percent abatement. People have to apply to trigger this process for abatement based on statute.

The Board discussed and clarified all taxes, eligibility, values, and abatement percentage amounts with Mr. O'Sullivan. Mr. Wright's office will contact the 10 homeowners by letter so they will have the opportunity to apply for the tax abatement. The Board will then discuss the quality of the contractor's estimate on partial damaged properties and could require two estimates from a qualified contractor and whether they fix the home or the homeowner makes the repairs. The Board set a standard of two estimates as a requirement for damages when the documentation from the Appraisers office is returned to Mr. Wright's office.

Solid Waste Office Manager Megan Davidson met with the Board to recommend approval of a resolution providing a schedule of fees in connection with solid waste disposal fees and amending Resolution 2016-16; to be effective January 1, 2018. **Resolution #2017-11; A RESOLUTION PROVIDING A SCHEDULE OF FEES IN CONNECTION WITH SOLID WASTE DISPOSAL AND AMENDING RESOLUTION 2016-16.** She explained the user fees, stating the current rate to Reno County residents and commercial are at \$80 per household and would rise to \$86 for one residential unit on their 2017 tax statements. All commercial fees are based on volume so haulers will increase to \$86 per unit price also. She gave the

breakdown of how they calculate fees on commercial, mobile home parks, hotels, apartments and so forth. Special waste fees will move to \$39 per ton instead of \$32.75 for contaminated soil and general special waste is \$37.75 making both the same amount. **Mr. Hirst moved, seconded by Mr. Bush,** to approve the resolution as outlined by Ms. Davidson. The motion was approved by roll call by a 3-0 vote.

Ms. Davidson was also present to recommend approval for an annual update for the South Central Solid Waste Authority Plan with Reno, Rice and Kingman Counties. She stated this was an annual update and that every five years they do an actual public meeting and publication in the newspaper. By KDHE statute, all landfills in Kansas have a group for the Solid Waste Management, giving an overview of information on population and any changes making sure they all look at the plan for updates. **Mr. Bush moved, seconded by Mr. Hirst,** to approve the annual update as described by staff. The motion was approved by roll call by a 3-0 vote.

Youth Services Director Bill Hermes met with the Board for his regularly scheduled meeting. He went over the annual report and discussed various current issues not requiring action by the Board.

Mr. Deming complimented the crime victims gathering, organized by the District Attorney's Office, on Sunday for the candle light service stating how important it was to the victims' families.

Mr. Hirst commented about a webinar on rural road safety.

Mr. Bush had no comments at this time.

At 10:35 the meeting adjourned until 9:00 a.m. Tuesday, April 11, 2017.

Approved:

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Chair, Board of Reno County Commissioners

(ATTEST)

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Reno County Clerk  
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Date