



Ron Sellers
District 1
Vice-Chair

Ron Hirst
District 2
Member

Daniel P. Friesen
District 3
Chair

Courthouse
206 W. 1st Avenue
Hutchinson, KS 67501

A G E N D A
Courthouse Commission Chambers
206 W. 1st Avenue
Tuesday, November 29, 2022, 9:00AM

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**
 - 6A. Vouchers (bills or payments owed by the county or related taxing units).
 - 6B. BOCC minutes for approval for Sept. 27th, Oct. 11th, Nov. 1st, Nov. 17th Canvass
 - 6C. Declare 2006 Chevrolet Malibu VIN#1G1ZT51826F257921 with 144,000 miles and a 2006 Chevrolet Malibu VIN#1G1ZS51F96F148857 with 90,245 miles as surplus to be auctioned on Purple Wave and authorize County Administrator Randy Partington to sign the titles once the vehicles are sold.
 - 6D. Resolution 2022-___ Establishing the Road & Bridge Special Machinery Fund
 - 6E. Resolution 2022-___ Reaffirmation of the Special Highway Improvement Fund
7. **Business Items**
 - 7A. Planning Case #2022-05 - Final plat for The Renwick Subdivision - a request by Nicholas & Danielle Adams to establish a six-lot residential subdivision on approximately 30-acres of land located in the Northwest quarter of Section 17 of T26S, R4W in Sumner Township. The parcels are located on the south side of E. Silver Lake Road, approximately 600 feet east of the intersection of E. Silver Lake Road and S. Willison Road.
 - 7B. Appoint a Reno County Public Health Officer and Consultant to County Health Officer
8. **County Administrator Report**
 - 8A. Monthly Department Reports
9. **County Commission Report/Comments**
10. **Executive Session**
 - 10A. Executive Session for 15 minutes for privileged legal matters.
 - 10B. Executive Session for 15 minutes for personnel matters of non-elected personnel.
 - 10C. Executive Session for 15 minutes for personnel matters of non-elected personnel.
11. **Adjournment**



AGENDA ITEM

AGENDA ITEM #6.B

AGENDA DATE: November 29, 2022

PRESENTED BY: Cindy Martin

AGENDA TOPIC:

BOCC minutes for approval for Sept. 27th, Oct. 11th, Nov. 1st, Nov. 17th Canvass

ALL OPTIONS:

Approve

Make changes

Deny

RECOMMENDATION / REQUEST:

Approve by The Commission

October 11, 2022
Reno County Annex
Hutchinson, Kansas

The Board of Reno County Commissioners held an agenda session with Chairman Daniel Friesen, Commissioners Ron Hirst, and Commissioner Ron Sellers, 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., New Resurrection Baptist Church.

There were no public comments or additions to the agenda.

Mr. Sellers moved, seconded by Mr. Hirst, to approve the Consent Agenda consisting of items 6A through 6E includes the Accounts Payable Ledger for claims payable on October 7th, 2022, totaling \$326,575.70; including the Accounts Payable Ledger for claims payable on October 14th, 2022, totaling \$661,560.76; approval of **resolution #2022-24; A RESOLUTION APPOINTING OR REAPPOINTING MEMBERS OF THE RENO COUNTY, KANSAS PUBLIC BUILDING COMMISSION (PBC)** for Ed Johnson, Jack Martin, Garth Strand for a 4-year term of 1/1/2022 to 12/31/2025; approve a Letter of Authorization to sign U.S.C. 49-5311 grant documents for Public Transportation; approve a Letter of Verification of matching funds for the State Fiscal Year (07/01/2023 to 6/30/2024) U.S.C. 49-5311 application for Financial Assistance for Transportation Programs; approve Reno County Health Department's (RCHD) request to apply for a \$100,000 de Beaumont IMPACT in Public Health Grant; as listed on agenda by staff. The motion was approved by a roll call vote of 3-0.

Mr. Sellers questioned 6E for the IMPACT document asking if they would need a business partner for this grant? Health Department Director Karla Nichols replied yes that was correct. They have options and have reached out to the Chamber. She said after approval by the Board they will be working on partners. The grant is open so they can choose partners when they receive word that the grant was awarded, and they would prefer to have four partners not just one. The close of the grant will be next Friday. It was a very short timeline, and she did not know at this time if they would be approved for the grant.

Mr. Friesen requested to move business item 7D, the business agenda for the District Attorney's annual commission update to the top of. District Attorney Tom Stanton spoke about several subjects from hiring to software.

7A Mr. Partington spoke to the Board regarding the space renovation project. The initial renovation project was for more room on the fifth floor District Attorney's staffing needs. He discussed each floors renovation proposal and budget authority this year.

Mr. Sellers asked about the reserve dollars for the upgrade to the courthouse, what if we are not able to do all the renovations at one time if it is too costly. GLMV Architecture, Inc. Brad Doeden recommended sending out for the total bid. He said the project has breakdowns in cost and there are places to negotiate for prices on those pieces.

Mr. Hirst asked about options for HVAC systems. Mr. Doeden said they explored half a dozen options with engineers and after discussions they went with the most cost-effective long term for heating/cooling with gas and electric. Mr. Hirst recommended using local construction companies for bids and look at all cost savings. **Mr. Hirst moved, seconded by Mr. Sellers**, to approve the review and authorize bid documents to be distributed for a remodel of certain courthouse spaces. The motion was approved by a roll call vote of 3-0.

7B Maintenance Director Harlen Depew recommended approval on an agreement with GLMV Architectural to prepare bid documents for reroofing select roof sections of the Reno County Courthouse at a cost of \$9,750. He spoke about reallocation of funds to reroof the westside over the District Attorney's Office on the 5th floor. We will sell tax credits to offset the cost. We are using an Architectural company for historical and to sign off for tax credits. **Mr. Sellers moved, seconded by Mr. Hirst**, to approve an agreement with GLMV Architectural to prepare bid documents for \$9,750 as discussed. The motion was approved by a roll call vote of 3-0.

7C Mr. Depew was also present to discuss an agreement with GLMV Architectural, Inc. to produce bid documents to anchor the façade on the courthouse tower at a cost of \$6,000. He stated during the remodel after the earthquake it was discovered that most of the anchors were missing or deteriorated. He stated the staff and the engineering firm recommended to install new anchors on tower from long term damage.

He said the intent was to put this out for bid early next year for budget purposes. The Board had a lengthy discussion regarding the engineering, maintenance, ties and anchors in grout and insurance code or no code for the anchors. Mr. Depew explained using the grout instead of the block for anchors.

Mr. Friesen questioned Mr. Doeden and asked him if approved today would he be able to measure the process of the buildings condition with a monitor and have an engineer watch the building over time. **Mr. Sellers moved, seconded by Mr. Hirst**, to approve to proceed subject to the engineer's option of anchoring the upper most part of the dome approximately \$75,000. The motion was approved with a roll call vote of 3-0.

7E Mr. Partington stated staff was concerned with the level of details and knowledge about federal funds and the ARPA/SLFRF funds. He sent 2 RFP's out for proposals for an experienced consultant to work on Reno County's ARPA fund disbursement. He wanted to find a consultant firm that had experience with all aspects dealing with the federal government funds. The City of Hutchinson uses iParametrics and the staff recommends them. The Board suggested using a cap for the administrative costs, lowering the cost since there is no need for double billing on administrative work, and to not exceed the originally budgeted amount of \$137,000. **Mr. Sellers moved, seconded by Mr. Hirst**, to approve iParametrics not to exceed the original budgeted amount. The Board requested Mr. Partington to make it work for auditing and consultant work requesting he, Mr. Hoffman, and Ms. Roederer be the point people. The motion was approved by a roll call vote of 3-0.

7F Mr. Partington was also present to speak about the proposal from SJCF for Reno County needs assessment and masterplan for county buildings using the most cost-efficient solution. He said this masterplan was for 15 to 20 years with immediate building needs for the overcrowded health department, emergency management offices and not a place for a sufficient emergency operations center and other departments future needs. He sent out RFQ's to three companies and two replied. After a committee reviewed the bids, SJCF was recommended with a not-to-exceed bid of \$45,000 authorizing the county administrator to sign an agreement if approved today. **Mr. Sellers moved, seconded by Mr. Hirst**, to approve the SJCF proposal not to exceed \$45,000 for county building needs using the courthouse to its full capacity in a most cost-efficient way. The motion was approved by a roll call vote of 3-0.

8A Mr. Partington presented the financial and monthly reports highlighting a couple of departments. Mr. Sellers asked when the RCAT's decals for the bus run schedule would be completed, Mr. Partington said he would check on the completion date. Mr. Partington stated he was attending KAC meetings next Monday through Wednesday in Overland Park, KS. He said Public Works Director Mr. Don Brittain's working on the water line to the Yoder project was on hold. There was a question on the Chamber's Industrial Park south of South Hutchinson and whether the \$1.2 million given to the Chamber could be used for the cost of water. Mr. Partington would start the conversations with Chamber in the next couple of weeks. He would report back to the Board in a month or so. He would check with City of Hutchinson for future needs with water.

Mr. Sellers would like to suggest having a county/city luncheon before the end of 2022, it was the city's turn to host.

Mr. Hirst spoke about a Sioux City hospital that provided a private partnership with a childcare facility subsidizing employees with \$100 a week for employees which he thought would be a good use of ARPA funds.

Mr. Friesen commented about a map for the Cottonwood area that was destroyed by fires, regarding a single right-of-way road. He spoke about private versus public roads, and what to do at the county level? Landowners think one way and the county believes another way. When built in 1970 the residents needed to bring the roads up to Township standards and Mr. Partington explained why they were not up to those standards. He asked the commission to give feedback to Mr. Partington. He spoke about the Veteran's Room plan for remodeling to hold the Commission meetings and using it for more events, which may be not done by January 2023. The Health Department's strategic plan was scheduled for 2 weeks from now and Mr. Friesen would be gone, he asked to move the plan to November's first meeting.

The Board spoke briefly about the Health Department's plan.

Mr. Friesen mentioned Ron Vincent was in the audience and he would like to know where the county was on the septic waste plan. Mr. Friesen asked the Board if they wanted to take public input or create an advisory board. Mr. Partington suggested one commissioner may have strong feelings, but his opinion would not represent the full body. Mr. Hirst suggested to have that one commissioner bring back information to the Board. He asked the other two commissioners to make a list to streamline the process making a short list of 5 to 10 items.

At 10:50 a.m. the meeting adjourned until 9:00 a.m. Tuesday, November 1st, 2022.

Approved:

Chair, Board of Reno County Commissioners

(ATTEST)

Reno County Clerk
cm

Date

November 1, 2022
Reno County Courthouse
Hutchinson, Kansas

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

The meeting began with the Pledge of Allegiance followed by a short sectarian prayer led by Pulpit Minister Wayne DeWindt, Eastwood Church of Christ.

Emergency Management Director Adam Weishaar gave a presentation of an appreciation award for ONEOK recognizing their assistance during the potential gas plant explosion in April. Mr. Friesen spoke about the emergency actions and presented Nathan from ONEOK an award and plaque.

Mr. Weishaar was also present to present an appreciation award for Gambino's Pizza, recognizing their assistance during the gas plant explosion in April not expecting any payment for their help for that community. He said would drop off the award and plaque. Mr. Hirst extended his thanks to the Gambino's owner and crew.

Chairman Friesen asked the new Communication Specialist Sandra Milburn to introduce herself and give a brief background. She spoke about working for The Hutchinson News. The Board welcomed her to Reno County.

There were no public comments or additions to the agenda.

Mr. Hirst moved, seconded by Mr. Sellers, to approve the Consent Agenda consisting of items 6A through 6E includes the Accounts Payable Ledger for claims payable on October 28th, 2022, totaling \$196,206.82; including claims payable on November 4th, 2022, totaling \$479,364.78; approval of **resolution #2022-25; A RESOLUTION ON RENO COUNTY JOINING THE QUAD-COUNTY COORDINATING COMMITTEE; approve an agreement between the City of Hutchinson and Reno County regarding Information Technology; approval to purchase a 2023 Ram Promaster Van from Allen Samuels for \$50,662; as presented by staff. The motion was approved by a roll call vote of 3-0.**

Mr. Sellers questioned if item 6C was the same as past agreements between the City of Hutchinson and Reno County or were there any issues? Mr. Partington replied a few word changes were made in the agreement and a special committee formed to meet every quarter to speak about technology needs for law enforcement. The Board decided it was a bullet point to be brought up in their December meeting with the City Council regarding continued cooperation.

County Counselor Patrick Hoffman gave a summary to the Board explaining why **resolution #2022-26; A RESOLUTION TO PUT ISSUE ON THE BALLOT UNDER K.S.A. 41-2646(a)(3)** was before them today. The resolution would put on the ballot next year to permit the sale of alcoholic liquor by the drink in public places without the portion of gross receipts from the sale of food. If approved by the commission and the State of Kansas, the question would be put on the next state general election in November 2023. The proposition would read as such for all qualified voters to vote on:

"Shall sale of alcoholic liquor by the individual drink in Reno County be allowed in public places without a requirement that any portion of their gross receipts be from sales of food?" Voters would vote yes for support or no. **Mr. Sellers moved, seconded by Mr. Friesen,** to approve resolution #2022-26 to put the liquor by the drink issue on the ballot under K.S.A. 41-2646(a)(3). The motion was approved by a roll call vote of 3-0.

President/CEO of Reno County/City of Hutchinson Chamber of Commerce and Economic Development Debra Teufel was in the audience in support of Sandhills Brewery. She said the brewery won "The Small Business of the Year" award and thanked the Board for their support.

Horizons Executive Director Vikki Mader gave the Board Horizons quarterly report. She said CEO Mike Garnett had retired. She reviewed the financials highlighting certain operating revenues and expenditures. She also spoke about the new Crisis Center opening; Mr. Sellers attended that opening. Ms. Mader explained the purpose of the Crisis Center for the community and how it would assist law enforcement with decreasing crisis situations. Mr. Hirst was concerned about the age groups needing services from the center. She had not looked at the numbers but thought middle aged between 20 and 40 years of age needed more services. The Board thanked her for meeting the people's needs and assistance with the Stepping Up program.

Community Corrections Director Randy Regehr gave an annual report presentation. He reviewed their mission statement, state funding requests, and spoke on presumptive prison cases versus non-presumptive cases. He also reviewed four current projects in his update stating red tape from the State of Kansas was an issue.

Mr. Partington mentioned the monthly department reports and asked if there were any questions from the Board. Mr. Sellers expressed his thanks for the Solid Waste Department opening early for the State Fair and appreciated the efforts from the county department.

Mr. Partington brought attention to the Board that Mr. Sellers would not be available for the Canvass on November 17th and asking Register of Deeds Michelle Updegrove to substitute for him on the Board. Mr. Friesen was concerned about the write-in process. Mr. Hoffman explained the state guidelines for the write-in if it is a close race, he spoke about intent by the voter.

Mr. Partington also explained the new process for all boards and committees having recommendations for hiring in December. The Planning and Zoning Board has two openings, one will be a re-elected member (Ken Jorns) and the other one is open to anyone within the county. Mr. Friesen suggested using Sandra Milburn for advertising the position.

Mr. Hoffman gave the Board an update on the tax sale from last month. He had 163 properties given to him and after letters were sent out, 28 were paid off, they filed lawsuits against 135 properties, and 89 were redeemed paying all past due taxes in full before the sale took place. 44 properties were sold for \$172,975 which covered taxes and off set sales. He said they generated \$550,255.18 with delinquent taxes plus \$30,925 in cost and fees for a total of \$581,181.18 after the sales. He thanked the Sheriff and Treasurer for their assistance.

Mr. Sellers appreciated the Pastor speaking about having unity for the community. He said the awards given today show how important groups in Reno County like Emergency Management are to citizens. He also commented that the Clerk's Office does a very efficient and complete job with the elections. He gave a bravo to The Public Works Department for the South Hutchinson bridge project which was a good show of how the county assisted a local city and possibly saving them hundreds of thousands of dollars. In his experience the county is privileged to have had quality work by the personnel in departments. He explained his vote for Resolution #2022-26. He said constantly citizens say government puts

roadblocks in businesses way. He was in favor of the vote going to the public to decide, not the commission since we do not put roadblocks in the way of businesses, and this is one for the public to decide what those roadblocks are or not.

Mr. Hirst commented on Josh and James White that entered the world championship obstacle course. The competition was 40 obstacles over 10 miles of mountainous terrain and in their age division they came in 5th and 6th. Greta Snell, long term nurse in the area, donated 320 acres to Pretty Prairie Sunset homes for older citizens. Recognizing people in their areas. Donation of a state certified commercial kitchen making it available to the community. Complaint on Union Pacific railroads long trains that run 2 plus miles long blocking the roads north and south on Whiteside Road. Ad Valorem Taxes percentage of mill levy information given. Fire District #2 sixteen percent of total taxes on Reno Township, how much more can the public continue to pay to support the fire protection in that area.

Mr. Friesen complimented the other two commissioners on their Commission comments. He suggested Ms. Milburn do a piece on the South Hutchinson bridge showing the cooperation between the two entities. He spoke about the railroad blocking roads for emergency vehicles and Mr. Hoffman said he would look into it. He spoke about the NextEra lawsuit appeal period expiring so judgement the is final. Mr. Hoffman stated it would go back to the District Court and NextEra reached out for a meeting with the county.

At 10:35 a.m. the meeting recessed for 10 minutes.

At 10:45 a.m. **Mr. Friesen moved, seconded by Mr. Sellers,** to recess into executive session until 11:00 a.m. for the purpose of discussing the subject of performance of one or more non-elected county personnel with the executive session justified by the need to discuss in confidence personnel matters of non-elected personnel, with the governing body and Human Resources Director Helen Foster and Elise McQuilliam Administration Assistant IV in attendance.

At 11:00 a.m. the meeting returned to open session with no action taken and adjourned until 9:00 a.m. Tuesday, November 22nd, 2022.

Approved:

Chair, Board of Reno County Commissioners

(ATTEST)

Reno County Clerk
cm

Date

November 17, 2022
Reno County Annex
Hutchinson, Kansas

The Board of Reno County Commissioners met in a canvass session with Chairman Daniel Friesen, Commissioner Ron Hirst, County Counselor Patrick Hoffman, County Clerk Donna Patton, and Minutes Clerk Cindy Martin.

Mr. Friesen moved, seconded by Mr. Hirst, to approve Register of Deeds Michelle Updegrave substituting for Chairman Ron Sellers. The motion was approved by a roll call vote of 2-0.

At 9:00 a.m. Mr. Friesen opened the meeting into the Board of Canvassers for the purpose of canvassing votes for the November 8, 2022, General Election. He explained a change in the process from previous canvasses this one would follow the consent agenda format.

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, Karen Fisher and Brooke Koehn were also present.

Presentation of ballots recommended by staff to not be counted:

- a) Voter voted an Advance ballot and voted at the polling location on election day (KSA 25-2416(b))
1 ballot in category
- b) Voter lives in another county and voted in Reno (KSA 25-215, 25-2302)
1 ballot in this category
- c) Moved from another county and did not re-register (KSA 25-3702)
31 ballots in this category
- d) Voter was found to not be a registered voter in Kansas (KSA 25-215, 25-2302, 25-2421(a))
36 ballots in this category

Presentation of ballots recommended by staff to be counted:

- a) No Photo ID at time of voting. Identification was provided after Election day (KSA 25-2908€, 25-3002 (b)(8))
1 ballot in this category
- b) Name was different from voter registration (KSA 25-409, 25-2316 c(a))
11 ballots in this category

- c) Clerical error voter should not have had to cast a provisional ballot (KSA 25-2908(e)
11 ballots in this category
- d) Voter requested an Advance ballot but voted at the polls instead (KSA 25-2908(c)
27 ballots in this category
- e) Voter moved within Reno County and did not re-register. Voter voted at correct precinct (KSA 25-2316(c)(b), 25-235, 25-409)
107 ballots in this category

Presentation of ballots recommended by staff to be partially hand counted:

- a) Voter moved within Reno County and did not re-register. Voter voted at the wrong precinct. (KSA 25-3702, 25-3002(b)(3)
14 ballots in this category

24 UOCAVA ballots mailed in advance by email and 21 were returned back.

Ms. Fager presented the Board with statistics for advanced and election day ballots:

Total mailed advance ballots received back	2,322
Advance walk in	5,195
Provisionals	240
Voted in person election day	13,217
Total votes cast	20,974

At 9:15 a.m. Mr. Friesen moved, seconded by Ms. Updegrove, to recess for the counting board to process provisional and UOCAVA ballots until 1:00 p.m. The motion was approved by a roll call vote of 3-0.

At 1:05 p.m. the Board reconvened to certify the results of the canvass and turned the meeting over to Ms. Fager. She stated with the exception of one race all other race results remained unchanged. Grove Township had a three-way tie for Clerk. The Board decided to pull a name out of a hat at 8:45 a.m. before the next agenda meeting on November 22, 2022. **Mr. Hirst moved, seconded by Ms. Updegrove,** to approve and sign as the Board of Canvassers the abstract that certified the results for the November 8th, 2022, General Election. The motion was approved by a roll call vote of 3-0.

At 1:15 p.m. the Board of Canvassers adjourned until 9:00 a.m. Tuesday, November 22nd, 2022.

Approved:

Chair, Board of Reno County Commissioners

(ATTEST)

Reno County Clerk
cm

Date

September 27, 2022
Reno County Annex
Hutchinson, Kansas

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

The meeting began with the Pledge of Allegiance followed by a short sectarian prayer led by Pastor Ron Deviney, Faith Chapel Community Church.

Chairman Friesen welcomed Jasmin and Ashley from Leadership Reno County who are observing the meeting today.

There were no public comments or additions to the agenda.

Mr. Friesen moved to table for a later date the 6D consent agenda item for the appointment of Karen Hammersmith as the Reno County Public Health Officer, effective September 27, 2022. Mr. Friesen did not have sufficient time to discuss this appointment with the County Administrator and County Counselor. **Mr. Sellers seconded to allow Mr. Friesen time.** The motion was approved by a roll call vote 3-0.

Mr. Sellers moved, seconded by Mr. Hirst, to approve the Consent Agenda consisting of items 6A through 6G excluding 6D as motioned above, includes the Accounts Payable Ledger for claims payable on September 23rd, 2022, totaling \$1,186,814.79; including the Accounts Payable Ledger for claims payable on September 30th, 2022, totaling \$261,544.08; to approve BOCC minutes for August 23rd, August 30th, September 8th, September 13th, and September 13th Canvass; approve appointment of Brody Benson as Trustee of the Troy Township Board; approve Reno County Health Department's (RCHD) application for the National Association of County & City Health Officials (NACCHO) Overdose Response Strategy (ORS) Pilot Project Grant; approve Juvenile Corrections Advisory Board Education representative appointment; approval on Planning Case #2022-06 resolution #2022-23; A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR THE ESTABLISHMENT OF A COFFEE SHOP ON A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 24 SOUTH, RANGE 5 WEST OF THE 6TH P.M., IN RENO COUNTY, KANSAS for Lawrence Street

Properties, LLC known as 9805 S. YODER ROAD, as listed on agenda by staff. The motion was approved by a roll call vote of 3-0.

Mr. Friesen requested to move business item 7C to the top of the business agenda. This was for a discussion of K.S.A. 41-2646 the sale of liquor by the drink in public places.

County Counselor Patrick Hoffman gave an overview of the Kansas State Law describing a default process for liquor by the drink requiring a certain percentage of food sales along with liquor to obtain a liquor license. He explained the way to opt out county by county was by a public vote. He said the means to put it to a public vote would be by the county commissioners doing a resolution to put it on the ballot or if not by resolution, then a signed petition by 10 percent of the county wide voters.

Sandhills Brewing Owner Pippin Williamson explained how his establishment had an issue with what he called "the food rule" which had been in place since 1986. He gave a brief history of 1989 when Kansas legalized breweries to sell liquor by the glass. He did not have 30 percent of gross food sales with his liquor to maintain his liquor license as K.S.A. 41-2646 requires. Mr. Williamson explained how this rule is damaging to small businesses like his since he mainly is a gathering place for the community to come have a brew, they were not a restaurant. His license had been denied by ABC last week for non-compliance with food sales with no options given to continue to operate. They asked the community for help and citizens showed up raising \$40,000 in five days in food sales to keep make them in compliance. Mr. Williamson requested the commission's approval to put the option to opt out of the food rule as several other counties in Kansas had by placing it on the ballot for the public to vote on.

Mr. Sellers started the discussion explaining how Mr. Williamson had known about this rule when he came to the commission previously. The commission suggested possible alternatives to the problem that were not followed up. Mr. Williamson was aware from day one when they opened, he did research to educate himself on the ABC rule. He asked the ABC personnel what would happen if he was not in compliance, no one worried about compliance, and he found out other establishments would change the numbers on their books complying with the requirement. He renewed the license in 2020 with no issues.

Mr. Hirst did recommend previously for Mr. Williamson to do a petition of the voters in the county in 2019. Mr. Williamson said it was too huge of a project for his few employees to spend hours getting signatures. He asked the commission to put it to the people on the ballot since it was an issue across the state so their voice could be heard on the subject.

Leanne Cox with the Chamber of Commerce supported the small businesses and gave her recommendation for the commission to put it on the ballot for a public vote. She said there were 80 small breweries in Kansas, and it would be good for all patrons looking for a different type of beer instead of the national brands to operate without having to follow this food rule.

Jackson Swearer with StartUP Hutch supported the public vote on the ballot for small businesses. He read a brief section of a report about small businesses saying to share and educate people on breweries. He recommended his support of the public vote.

Mr. Hoffman spoke about the state law saying the vote if approved by the commission, would not be on the upcoming election in November 2022 since it was too close but would have to wait until the 2023 election. If the commission made a motion Mr. Hoffman would draft a procedure following K.S.A. 41-2646. He said other counties opted out over time by resolution and a third of those counties opted out but never appeared on a ballot.

A brief discussion ensued, and Mr. Friesen made a motion to instruct staff to draft a resolution to bring to public decision for the county to opt out of the food requirements of K.S.A. 41-2646 and bring back by the second agenda meeting in October 2022 for the November election in 2023 to avoid a special election cost, **Mr. Sellers seconded the motion.** The motion was approved by a roll call vote of 3-0.

7A Mr. Partington started the discussion regarding a resolution establishing user charges for Water District No. 101; Sewer District No. 201; Sewer District No. 202; and Sewer District No. 1 to be effective from and after November 1, 2022. He explained this was to increase rates to cover operating costs which would allow the districts to put money aside with the new rates. He said they would have a one-time charge for new installations.

Public Works Director Don Brittain stated they would have to create a heavy/light commercial rate spelled out before November 1st. He spoke about a flat rate and possible flow meter for KLETC and Habit sewer rates. Mr. Partington stated they would address rates in a couple of years to get accurate fees after the projects bond or loan cost.

The Board had a brief discussion on rates. Mr. Sellers moved, seconded by Mr. Hirst, to approve a **resolution #2022-21; A RESOLUTION ESTABLISHING USER CHARGES FOR: WATER DISTRICT NO. 101; SEWER DISTRICT NO. 201; SEWER DISTRICT NO. 202; AND SEWER DISTRICT NO. 1.** The motion was approved by a roll call vote of 3-0.

7B Mr. Partington said there were some language changes for the full \$12,042,385 million received from ARPA funds. The resolution formalizes so outside agencies know where the ARPA funds plan to be distributed depending on contracts and agreements. He reviewed a spreadsheet with what funds went to whom. Mr. Partington recommended approval of the resolution and RFP for an administrative and management oversight company to make sure everything gets correctly entered and sent. That company would be paid from the \$137,000 set aside for administration fees and miscellaneous expenses.

Mr. Sellers questioned what was holding up the contracts/agreements. Mr. Hoffman explained about the Treasury changing rules, so they want to design programs they know will qualify for ARPA funds. They have had several meetings to go over the risks of making a mistake with federal funds and that is why we need an experienced administrator. He said we needed a consulting firm to assist with agreements and reports. The Board could have RFP's contracts/agreements out and back by the end of October or first of November or sooner. **Mr. Sellers moved, seconded by Mr. Hirst,** to approve as stated in 7B a **resolution #2022-22; A RESOLUTION TO STATE THE ADDITIONAL INTENDED USES OF A PORTION OF THE FIRST AND SECOND TRANCHE OF RENO COUNTY'S ALLOTMENT OF LOCAL FISCAL RECOVERY FUNDS THROUGH THE AMERICAN RESCUE PLAN ACT; AND FOR OTHER PURPOSES.** The motion was approved by a roll call vote of 3-0.

County Administrator Randy Partington asked if there were questions on the monthly department reports, the Board had none.

Mr. Partington spoke about South Hutchinson wanting to meet with the Board to discuss NRP (Neighborhood Revitalization

Projects). It was denied in 2018 for South Hutchinson because they included all areas of the city not just the distressed areas. If the Board elected to, we could reach out to have meetings in other cities regarding the NRP and develop goals countywide. The meeting would have all areas specific to the community for improvements that increased value on property. Mr. Hoffman suggested one countywide NRP document in support of the effort of the NRP after feedback from community. The Board had a discussion on NRP and the tax base for communities. The Board asked Mr. Partington to meet with small communities and report back to the commission. Mr. Partington stated that the City of Hutchinson had their own NRP so they would not be a part of the meetings.

Mr. Partington said the county had a job incentive develop agreement with Superior Boiler and this is the first year to be eligible for \$23,500 economic development funds for the past four quarters.

Mr. Hoffman updated the Board regarding the tax sale on October 18th, 2022. To date the county has received \$405,720.62 in past due taxes and fees. They have 82 properties of which 45 are residential homes and the rest are vacant lots or commercial. The public can contact Shonda Arpin in the Administrative Office, , or contact Mr. Hoffman's office for a list of properties and he stated they could put a list on the county's website.

Commissioner Comments:

Mr. Hirst mentioned MIH due September 30, 2022. He attended the SCKEED meeting and stated that is was a very good meeting. He received an email last evening regarding a Thursday night meeting at Dillon Nature Center presented by the Forestry Service on household safety.

Mr. Sellers gave a wonderful compliment to the County Clerk's Office for a job well done on the minutes. He asked Mr. Partington about the contract to do a county building study and a brief update for the windows, outside dome and inside repairs. Mr. Partington replied that it would be on the next agenda for the building study and the repairs should be finished next month. When five commissioners are here in January, we will be meeting in the Veterans room. Mr. Partington replied, it would be done by the end of this year.

Mr. Friesen stated that the technology should be purchased for the next level that allows vendors and staff to meet with county commissioners when they are out.

At 10:40 a.m. the meeting adjourned until 9:00 a.m. Tuesday, October 11, 2022.

Approved:

Chair, Board of Reno County Commissioners

(ATTEST)

Reno County Clerk
cm

Date



AGENDA ITEM

AGENDA ITEM #6.C

AGENDA DATE: November 29, 2022

PRESENTED BY: Kyle Berg, Reno County Automotive

AGENDA TOPIC:

Declare 2006 Chevrolet Malibu VIN#1G1ZT51826F257921 with 144,000 miles and a 2006 Chevrolet Malibu VIN#1G1ZS51F96F148857 with 90,245 miles as surplus to be auctioned on Purple Wave and authorize County Administrator Randy Partington to sign the titles once the vehicles are sold.

SUMMARY & BACKGROUND OF TOPIC:

These two vehicles, one from the Appraiser's Department, and one from the Health Department have been identified as surplus equipment and will be sold on Purple Wave auction and will not be replaced as part of the fleet reduction.

ALL OPTIONS:

1. Approve the sale of 2006 Chevrolet Malibu VIN#1G1ZT51826F257921 and 2006 Chevrolet Malibu VIN#1G1ZS51F96F148857 on Purple Wave and authorize County Administrator Randy Partington to sign the titles when they are sold.
2. Deny the sale of these two vehicles.

RECOMMENDATION / REQUEST:

Approve these vehicles as surplus to be auctioned on Purple Wave and authorize County Administrator Randy Partington to sign the titles once the vehicles are sold.

POLICY / FISCAL IMPACT:

Proceeds from these sales will be placed into the special equipment fund and used for future vehicle purchases.

RESOLUTION 2007- 15

**A RESOLUTION ESTABLISHING A POLICY AND PROCEDURE
FOR DISPOSITION OF SURPLUS PROPERTY**

WHEREAS, K.S.A. 19-211(b) authorizes county commissions to adopt a resolution establishing an alternate methodology to that prescribed at K.S.A. 19-211(a) for the disposal of property; and

WHEREAS, the Board of County Commissioners has determined the need to establish guidelines for disposition of surplus property for Reno County; and

WHEREAS, this policy supersedes all prior resolutions or policy statements by the Board of County Commissioners regarding the disposition of surplus property.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF RENO COUNTY, KANSAS, that the policy titled "Disposition of Surplus Property", attached hereto and incorporated herein, is hereby adopted and shall become effective upon passage of this Resolution.

BE IT FURTHER RESOLVED that all prior Resolutions and policy statements by the Board of County Commissioners in conflict with this Resolution are hereby repealed.

ADOPTED in regular session this 30th day of May, 2007.

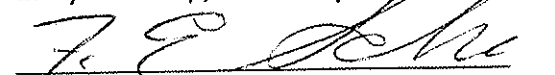
BOARD OF COUNTY COMMISSIONERS
OF RENO COUNTY, KANSAS



Frances J. Garcia, Chairman

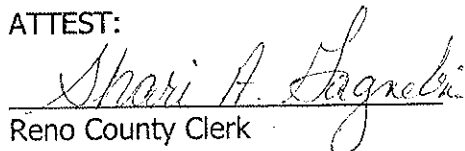


Larry R. Sharp, Member



Francis E. Schoepf, Member

ATTEST:


Reno County Clerk

Disposition of Surplus Reno County Property

I. PURPOSE

This policy establishes guidelines for the identification and disposition of surplus property, including personal and real property owned by Reno County.

II. POLICY STATEMENT

Real and personal property owned by Reno County represents a considerable investment of public funds. Procedures and safeguards provided herein are designed to encourage efficient utilization of property, establish managerial control, and provide for the efficient disposition of property deemed as surplus in accordance with this policy or other applicable restrictions governing the disposition of such property.

It is the policy of Reno County to dispose of surplus property in a manner which provides the greatest monetary return to County government or which serves some valid public purpose.

III. DEFINITIONS

Surplus Property	Real or personal property owned by Reno County which is no longer needed due to changing service requirements, damage, wear, or because the property has become obsolete or redundant to the County's needs.
Personal Property	Movable items, including equipment, vehicles, machinery, furniture, fixtures, tools or other moveable, physical goods are considered personal property.
Real Property	Real estate, including land, easements, buildings and related permanent, immovable assets affixed to land are considered real property.

IV. PROCEDURES

A. Personal Property

1. Each Department Director respectively will determine whether department property has become Surplus Property. The director will also determine how the Surplus Property was acquired, and whether a transfer or disposition is subject to any restrictions due to the original source of funding. Examples include, but are not limited to, federal or state grant requirements or other statutory restraints.
2. The Director will notify the Maintenance/Purchasing Director of available Surplus Property. The Maintenance/Purchasing Director will ensure that Surplus Property is made available to other County departments before sale or other disposition in order to maintain the maximum economic utility from such property.

3. If Surplus Property is not transferred to another County department, the Director of Maintenance/Purchasing will determine the value of the Surplus Property. In those instances where the Maintenance/Purchasing Director determines Surplus Personal Property to be damaged, worn out, obsolete, or where the expected sale proceeds do not justify the costs of sale, the Director shall have the authority to dispose of such Surplus Property in the County's landfill or at a recycling facility, if available.
4. If the Maintenance/Purchasing Director determines the Surplus Property to have a value justifying the costs of sale, the Director will provide this information to the Board of County Commissioners who may declare the item or items to be "Surplus County Property" and authorize sale or disposal. Such action will be duly recorded in the official Minutes of the governing body.
5. After the property has been declared Surplus County Property, it may be disposed of through the most efficient and economical method likely to maximize returns, which shall include, but are not limited to, live public auction, online public auction, trade-in, sealed bid, fixed price, private negotiation or any other method deemed most beneficial to the County; Provided, if the cumulative value of Surplus Property is estimated to exceed \$10,000.00, the method of disposal shall be approved by the Board of County Commissioners. It is further provided that if the cumulative value of Surplus Property is estimated to be less than \$10,000.00, the Director of Maintenance/Purchasing may use any method of disposal which in his or her discretion is the most efficient and economical method to maximize the proceeds of sale.
6. Following the sale or other disposition of Surplus County Property, notification shall be provided to the Board of County Commissioners regarding the method of disposition, description of the property, the time and date of sale, the recipient of the property and the value received. Such notification may also be published on the County's website.
7. County Property which is traded to a vendor in exchange for new or used property of like kind, such as motor vehicles, shall not be considered Surplus Property whose sale, disposition or transfer is subject to the terms of this policy.

B. Real Property

1. Sale or disposition of real property shall be coordinated by the County's Fiscal Administrator. The Fiscal Administrator shall be responsible for obtaining the current fair market value of the real property and shall gather and retain information regarding the location and size of the property, zoning, and any restrictions, covenants, encumbrances, etc. that remain attached to the parcel.
2. Real property may be disposed of through live public auction, public online auction, sealed bid, negotiated sale, or any other method approved by the Board of County Commissioners.

3. Following sale or disposition of real property, notification shall be provided to the Board of County Commissioners regarding the method of disposition, description of property, time and date of sale, recipient of property and value received. Such notification may also be published on the County's website.
4. Following disposition of real property, the Fiscal Administrator will be responsible for updating any relevant financial records and for notifying the County's Risk Manager for the update of insurance and risk management information.

C. Public Notice

Public notice of the sale or disposition of Surplus Property may vary depending upon the nature of the Surplus Property and the method of sale. Public notices may be given by posting on the County's website, by publication in the official County newspaper, or by any other mechanism deemed appropriate under the circumstances to allow public participation or notification. Inclusion of items on the Board of County Commissioners agenda shall constitute sufficient public notification. When the cumulative value of Surplus Property to be offered for sale exceeds \$5,000.00, the form of public notice shall be approved by the Board of County Commissioners.

D. Legal Review

All contracts, deeds, and related documents must be reviewed and approved by the County Counselor prior to the disposition of real or personal property.

E. Donations

Notwithstanding any provisions to the contrary, surplus property may be donated to other governments or non-profit organizations if, in the opinion of the Board of County Commissioners, doing so serves the best interest of the County. Donations of County owned property shall require approval of the Board of County Commissioners through the established agenda process. The agenda item shall include a description of the property, recipient, date of transfer, and estimated fair value. Donation of Surplus Property acquired with proceeds of a dedicated mill levy may be prohibited without compensating the dedicated fund for the fair market value of the Surplus Property.

F. Conflicts of Interest

County employees shall be permitted to participate as buyers in public sales of Surplus County property only. Consistent with ethical conduct, County employees shall not take advantage to gain personal benefit from such transactions.

G. Exceptions

Exceptions to or waivers of this policy may be approved by the Board of County Commissioners on an individual basis.



AGENDA ITEM

AGENDA ITEM #6.D

AGENDA DATE: November 29, 2022

PRESENTED BY:

AGENDA TOPIC:

Resolution 2022-____ establishing the Road & Bridge Special Machinery Fund

SUMMARY & BACKGROUND OF TOPIC:

Reno County has a Special Highway Improvement Fund that was created from a past county commission, soon after the creation of K.S.A. 68-141g (1941). The statute allows for transfers of money from the Road & Bridge Fund to a special road, bridge or street building machinery, equipment and bridge building fund. Since the fund was created, the intent was for the Special Highway Improvement Fund to be used as a reserve fund for highway/road related expenses that were needed outside of the normal Road & Bridge Fund.

The Resolution for the creation of a Road & Bridge Special Machinery Fund is recommended to differentiate between special machinery/equipment and highway/road expenditures. A resolution to authorize transfers into such funds will come to the commission in December.

ALL OPTIONS:

- Adopt the Resolution
- Decline adopting the Resolution

RECOMMENDATION / REQUEST:

Adopt the Resolution

POLICY / FISCAL IMPACT:

At year-end the BOCC may adopt another resolution authorizing the transfer of funds from the Public Works' operating fund to the special machinery fund. This will allow the department to save for the purchase of road and bridge equipment.

RESOLUTION NO. 2022-_____

**A RESOLUTION ESTABLISHING A RENO COUNTY
ROAD AND BRIDGE SPECIAL MACHINERY FUND**
(K.S.A. 68-141g)

WHEREAS, K.S.A. 68-141g authorizes the board of county commissioners of any county to transfer annually from the road or bridge fund of such county to a special machinery fund; and

WHEREAS, K.S.A. 68-141g limits such transfer not to exceed twenty-five percent (25%) of the amount of money credited to any such fund, and subject to legal expenditure, in such year; and

WHEREAS, if the board of county commissioners determines that money which has been transferred to such special fund or any part thereof is not needed for the purposes for which so transferred, the board is authorized and empowered by resolution to retransfer such amount not needed to the road or bridge fund and such retransfer shall not be subject to the provisions of K.S.A. 79-2925 to 79-2937; and

WHEREAS, the Reno County Board of Commissioners desires to create such a Road and Bridge Special Machinery Fund as allowed by K.S.A. 68-141g;

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

1. There is hereby established the "Road and Bridge Special Machinery Fund", Fund No. 031, to be used for the exclusive purpose of funding purchases of special machinery for the Road and Bridge department.
2. Monies credited to said fund from annually budgeted transfers shall not be subject thereafter to the provisions of K.S.A. 79-2925 through 79-2937, inclusive and amendments thereto.

3. The Road and Bridge Special Machinery Fund shall be used for no purpose other than those authorized by K.S.A. 68-141g and this Resolution.
4. The Board of County Commissioners is authorized and empowered by resolution to retransfer such amount not needed to the road or bridge fund

This Resolution shall be effective from and after its adoption.

ADOPTED in regular session this ____ day of November __, 2022.

BOARD OF COUNTY COMMISSIONERS
OF RENO COUNTY, KANSAS

Daniel Friesen, Chairman

Ron Hirst, Member

Ron Sellers, Member

ATTEST:

Donna Patton, Reno County Clerk



AGENDA ITEM

AGENDA ITEM #6.E

AGENDA DATE: November 29, 2022

PRESENTED BY: Randy Partington, County Administrator

AGENDA TOPIC:

Resolution 2022-___ Reaffirmation of the Special Highway Improvement Fund

SUMMARY & BACKGROUND OF TOPIC:

Reno County has a Special Highway Improvement Fund that was created from a past county commission, soon after the creation of K.S.A. 68-141g (1941). The statute allows for transfers of money from the Road & Bridge Fund to a special road, bridge or street building machinery, equipment and bridge building fund. Since the fund was created, the intent was for the Special Highway Improvement Fund to be used as a reserve fund for highway/road related expenses that were needed outside of the normal Road & Bridge Fund.

This Resolution affirms the creation of the Special Highway Improvement Fund.

ALL OPTIONS:

Adopt Resolution

Decline Adopting Resolution

RECOMMENDATION / REQUEST:

Adopt Resolution

RESOLUTION 2022-_____

**A RESOLUTION REAFFIRMATION OF THE
SPECIAL HIGHWAY IMPROVEMENT FUND**

WHEREAS, THE BOARD OF COUNTY COMMISSIONERS OF RENO COUNTY, KANSAS, have in the past created and funded a Special Highway Improvement Fund, under the authority of K.S.A. 68-141g, identified internally as fund 033; and

WHEREAS, the BOARD OF COUNTY COMMISSIONERS OF RENO COUNTY, KANSAS, do hereby reaffirm the need to maintain said fund now and in the future; and

WHEREAS, the Special Highway Improvement Fund is separate and distinct from the Special Equipment Fund and any other similar funds;

RESOLVED, it is hereby reaffirmed that Reno County has and shall continue to have a Special Highway Improvement Fund in accordance with Kansas law and internally designated as fund 033.

ADOPTED IN REGULAR SESSION this _____ day of November, 2022.

BOARD OF COUNTY COMMISSIONERS
OF RENO COUNTY, KANSAS

Daniel P. Friesen, Chairperson

Ron Sellers, Member

ATTEST:

Ron Hirst, Member

Donna Patton
Reno County Clerk



AGENDA ITEM

AGENDA ITEM #7.A

AGENDA DATE: November 29, 2022

PRESENTED BY: Mark Vonachen - County Planner II

AGENDA TOPIC:

Planning Case #2022-05 - Final plat for The Renwick Subdivision - a request by Nicholas & Danielle Adams to establish a six-lot residential subdivision on approximately 30-acres of land located in the Northwest quarter of Section 17 0f T26S, R4W in Sumner Township. The parcels are located on the south side of E. Silver Lake Road, approximately 600 feet east of the intersection of E. Silver Lake Road and S. Willison Road.

SUMMARY & BACKGROUND OF TOPIC:

Nicholas & Danielle Adams request approval of the final plat for a six-lot residential subdivision as described above. MKEC Engineering, Inc. is the engineer and surveyor for this project.

One new township public road will be constructed. No residential driveways will be permitted along E. Silver Lake Road.

The Health Department has been on-site and evaluated each lot to identify any concerns for installation of a wastewater system and well. The Health Department concluded each lot will be able to install a wastewater system and well in compliance with the Sanitation Code. Two test wells were drilled, and a water sample submitted for testing. The County does not guarantee water quantity or water quality for a subdivision development or individual dwelling.

Reno County does not employ a County Engineer or County Surveyor. The County contracted with JEO Consulting Group, Inc. to review the drainage plan for compliance with the subdivision regulations. In a letter to staff dated June 23, 2022, JEO concluded the study appears to follow accepted standards for stormwater runoff calculations. Overall, the site runoff shows a slight reduction or remained the same, pre- and post-development.

The County contracted with Duncan Durr of Durr Engineering, Inc. to review the subdivision plat for compliance with surveying requirements. Mr. Durr has reviewed the plat and verbally notified staff that if the final plat is approved, he will sign and stamp the plat as the appointed County Surveyor.

On August 18, 2022, the Planning Commission conducted a public hearing on the preliminary plat. Comments submitted prior to and at the public hearing are included in the information packet. At the conclusion of the public hearing the Planning Commission approved the preliminary plat by a vote of 5-2. Approval of the preliminary plat authorized the owner to prepare the final plat.

On October 20, 2022, the Planning Commission conducted another public hearing on the final plat. Comments submitted prior to and at the public hearing are included in the information packet. At the conclusion of the public hearing the Planning Commission approved of the final plat by a vote of 4-2. Concerns about drainage, flooding, water quality and water quantity were the reasons two Planning Commission members voted no.

At this time, the owner is requesting the County Commissioners approve of the final plat but not sign the plat. Approval of the final plat will ensure the owner can develop the property as platted, subject to financing. At a future meeting of the County Commissioners, the owner will come back with the financing of the improvements. The cost estimate of the improvements will be reviewed by an engineering consultant to verify the owner is financing enough money to ensure completion of the road and drainage improvements. The financing documents will be reviewed by County Administration and approved by the County Commissioners at a future meeting. At that meeting, the County Commission Chairman will also sign the plat.

The final plat will not be recorded at the Register of Deeds until all engineering and surveying expenses incurred by the County are paid by the owner, the financing of the improvements is approved by the County Commissioners, the property taxes are current, and all required signatures are on the plat.

ALL OPTIONS:

1. Approval of the final plat as submitted.
2. Approval of the final plat with changes. Changes to the recommended final plat may cause the applicant to have to submit a new preliminary plat.
3. Denial of the final plat.
4. Table the final plat for further study or refer back to staff and the Planning Commission for clarification.

RECOMMENDATION / REQUEST:

Approval of the Final Plat.

POLICY / FISCAL IMPACT:

There is no fiscal impact to the County. All drainage and road improvements will be 100% paid for by the owner of the subdivision and guaranteed through a letter of credit, surety bond, or other acceptable financial assurance per Reno County Policy 96-20.



Section No.
 Township No.
 Range No.

Case No.
 Date Filed

FINAL PLAT APPROVAL APPLICATION

Name of Subdivision
 General Location

Name of Property Owner

Mailing Address

Email Phone

Name of Agent

Mailing Address

Email Phone

Name of Surveyor

Mailing Address

Email Phone



RECEIVED
SEP 14 2022
RENO COUNTY
PUBLIC WORKS DEPT

Name of Engineer

Mailing Address

Email Phone

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat

2. Number of Lots

- a. Residential
- b. Commercial
- c. Industrial
- d. Other

Total Number of Lots

3. Minimum Lot Frontage Ft.

4. Minimum Lot Area Acres

5. Existing Zoning

6. Proposed Zoning

7. Public Water Supply (Yes, No) Name

8. Public Sanitary Sewers (Yes, No) Name

9. Health Department Approval (where applicable) (Yes, No)



10. Lineal Feet of New Road(s)

a.	70'	R/W	1225	Ft.
b.		R/W		Ft.
c.		R/W		Ft.
d.		R/W		Ft.
e.		R/W		Ft.
TOTAL			1225	Ft.

11. Sidewalk adjacent to all streets Yes No

12. Surety Bond submitted with Final Plat to be submitted later ; Amount \$

13. All required improvements installed prior to submittal of Final Plat Yes No.

The owner herein agrees to comply with the requirements of the Subdivision Regulations for Reno County, as amended, and all other pertinent resolutions and regulations of Reno County, and Statutes of the State of Kansas. It is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Sign

Owner's Signature *Yule & Son Danielle Adams*
Agent (if any) _____

OFFICE USE ONLY:

Received by the Zoning Administrator, at 8:30 (A.M.) (P.M.) on this 15th day of September, 2022, together with the appropriate fee of \$ 0.00 N/A.

Mark Varscha / County Planner II
Name and Title



FINAL PLAT CHECK LIST

Name of Subdivision Date

Name of Owner

Name of Subdivider

Name of Person who prepared the Plat

Signature of Person who completed this Check-List

Instructions:

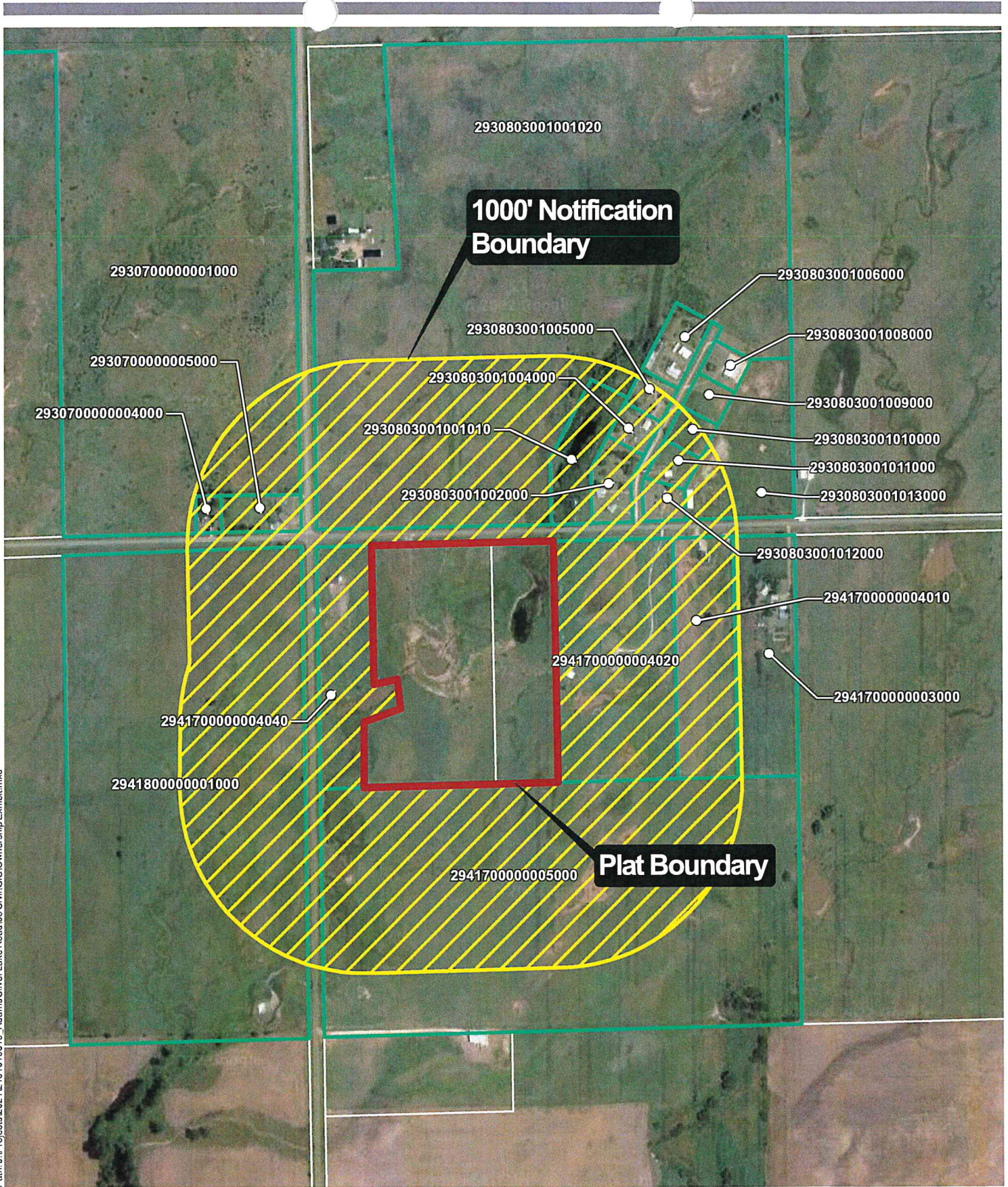
The following check-list is to be completed by the Zoning Administrator, or his designate, and shall accompany the Final Plat when it is submitted to the Planning Commission. If the answer to any of the questions is "No", a written explanation must accompany this check-list.

	<u>Yes</u>	<u>No</u>
A. Does the Final Plat show the following information?		
1. Name of subdivision	<input checked="" type="checkbox"/>	_____
2. Location of section, township, range, county and state, including the descriptive boundaries of the subdivision based on an accurate traverse, giving angular and linear dimensions which must be mathematically correct. The allowable error of closure on any portion of the plat with a perimeter distance of 10,000 feet or more shall be 1 foot in 20,000. The allowable error of closure on any portion of the plat with a perimeter distance of less than 10,000 feet shall be 1 foot in 10,000.	<input checked="" type="checkbox"/>	_____
3. Location of monuments or bench marks. Location of such monuments shall be shown in reference to existing official monuments or the nearest established street lines, including the true angles and distances to such reference points or monuments.	<input checked="" type="checkbox"/>	_____



	<u>Yes</u>	<u>No</u>
4. The location of lots, streets, public highways, alleys, parks and other features, with accurate dimensions in feet and decimals of feet with the length of radii on all curves, and other information necessary to reproduce the plat on the ground. Dimensions shall be shown from all curves to lot lines.	<input checked="" type="checkbox"/>	_____
5. Lots numbered clearly. Blocks numbered or lettered clearly in the center of the block.	<input checked="" type="checkbox"/>	_____
6. Exact locations, widths and names of all streets and alleys to be dedicated.	<input checked="" type="checkbox"/>	_____
7. Boundary lines and description of the boundary lines of any area other than streets and alleys, which are to be dedicated or reserved for public use.	<input checked="" type="checkbox"/>	_____
8. Building setback lines on the front and side streets with dimensions.	<input checked="" type="checkbox"/>	_____
9. Name and address of the developer and licensed surveyor making the plat.	<input checked="" type="checkbox"/>	_____
10. Scale of plat, 1" = 100' or larger, date of preparation and north arrow.	<input checked="" type="checkbox"/>	_____
11. Statement dedicating all easements.	<input checked="" type="checkbox"/>	_____
12. Statement dedicating all streets, alleys, and all other public areas not previously dedicated.	<input checked="" type="checkbox"/>	_____
B. Were the original (on Mylar, tracing cloth, or similar material) and 20 copies submitted?	<input checked="" type="checkbox"/>	_____

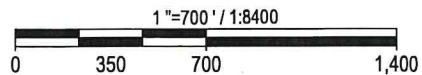
Path: J:\Projects\2021\12\10\10319_Adamis Silver Lake Road\05 Civil\GIS\Ownership Exhibit.mxd



RECEIVED

MAY 09 2022

MKEC
RENO COUNTY
ENGINEERING SUCCESS
PUBLIC WORKS DEPT



05.03.2022

OWNERSHIP LIST EXHIBIT

THE RENWICK

The information presented hereon is best available data gathered by MKEC from various outside sources. MKEC does not guarantee the positional accuracy of the data shown. In no event shall MKEC become liable to users of the data presented hereon, for any loss or damages, consequential or otherwise, including but not limited to time, money, or goodwill, arising from the use of the presented data. In using the data presented hereon, users further agree to indemnify, defend, and hold harmless MKEC for any and all liability of any nature arising out of or resulting from the lack of accuracy or correctness of the data, or the use of the data.

Parcel ID	Owner Name	Street	City	State	Zip Code
293070000000500C	HENDRICKSON, PAUL RYAN & SHELBY M	22705 S WILLISON RD	HAVEN	KS	67543
293070000000400C	MCGUIRE, ADDISON	8710 E SILVER LAKE RD	HAVEN	KS	67543
293080300100800C	SMITH, REBECCA S TRUST	9410 E SILVER LAKE RD	HAVEN	KS	67543
293080300100500C	RICHARDSON, JERRY D SR	22611 S ASTORIA RD	HAVEN	KS	67543
293080300100900C	SMITH, REBECCA S TRUST	9410 E SILVER LAKE RD	HAVEN	KS	67543
293080300100101C	VICE, MICHAEL C	7101 S LORRAINE	WICHITA	KS	67216
293080300100400C	RICHARDSON, PATRICIA E	22611 S ASTORIA RD	HAVEN	KS	67543
293080300101000C	SMITH, REBECCA S TRUST	9410 E SILVER LAKE RD	HAVEN	KS	67543
293080300101100C	SMITH, REBECCA S TRUST	9410 E SILVER LAKE RD	HAVEN	KS	67543
293080300101200C	SMITH, REBECCA S TRUST	9410 E SILVER LAKE RD	HAVEN	KS	67543
294180000000100C	SEIDL, RAPHAEL P	26113 S VICTORY RD	MT HOPE	KS	67108
294170000000401C	VALENTINE-ROHLMAN, ANGELA M & ROHLMAN, BRIAN	7118 E SILVER LAKE RD	HAVEN	KS	67543
294170000000300C	BENNETT, ALBERT S & GINA	9413 E SILVER LAKE RD	HAVEN	KS	67543
293070000000100C	SCHLICKAU, GEORGE H TR & LOIS M TRUST	14506 S VICTORY RD	HAVEN	KS	67543
294170000000402C	METCALF, JERRY J & ELIZABETH J	9215 E SILVER LAKE RD	HAVEN	KS	67543
293080300100200C	EWERTZ, MATTHEW	400 N SPRUCE ST	GODDARD	KS	67052
294170000000500C	FALK BROTHERS, LLC	PO BOX 86	ANDALE	KS	67001
293080300100102C	SMITH, REBECCA S TRUST	9410 E SILVER LAKE RD	HAVEN	KS	67543
293080300100600C	SMITH, REBECCA S TRUST	9410 E SILVER LAKE RD	HAVEN	KS	67543
293080300101300C	SMITH, REBECCA S TRUST	9410 E SILVER LAKE RD	HAVEN	KS	67543
294170000000404C	PEITZ, ROCKFORD	323 S QUEEN	MAIZE	KS	67101





Public Works
 600 Scott Boulevard
 South Hutchinson, Kansas 67505
 620-694-2976
 Don Brittain, Director

Date: October 26, 2022

To: Reno County Board of County Commissioners

From: Mark Vonachen, CFM – County Planner II

Subject: Case #2022-05 – Nicholas & Danielle Adams – Final Plat for The Renwick Subdivision
 Legal Description: Approximately 30 acres of land located in the NW ¼ - Section 17 – T26S, R4W in Sumner Township The parcels are located on the south side of E. Silver Lake Road, approximately 600 feet east of the intersection of S. Willison Road and E. Silver Lake Road.

Who:

Owner: Nicholas & Danielle Adams
 209 E. Wichita Avenue, Colwich, KS 67030

Engineer: MKEC Engineering, Inc (Jason Gish)
 411 N. Webb Road, Wichita, KS 67206

Surveyor: MKEC Engineering, Inc. (Ernest Patrick Fink)
 411 N. Webb Road, Wichita, KS 67206

What: This is a request to establish a residential subdivision at the location described above. The floodplain designation for the property is Zone X which is an area outside of the 500-year floodplain designation.

Why: The parcels are currently zoned R-1 – Rural Residential District. The owner requests approval of the final plat on the above identified property for the purpose of establishing a residential subdivision.

This report and recommendation were prepared prior to the public hearing.

BACKGROUND

The County Commissioners are considering the final plat for The Renwick Subdivision. On August 18, 2022, the Planning Commission approved of the preliminary plat by a 5-2 vote. On October 20, 2022, the Planning Commission approved the final plat by a 4-2 vote.

Features of the plat include:

1. Complete access control along E. Silver Lake Drive except for the new road entrance.
2. One public road will be constructed and called Adams Court.
3. Private wastewater systems and private wells will serve the six individual lots and comply with the Sanitation Code requirements.
4. There is no regulatory floodplain on the property.

All corrections on the preliminary drainage plan requested by staff have been made and a final drainage plan was submitted.

As of October 25, 2022, the proposed road plan and financing plan has not been submitted for review. The Planning Commission and County Commissioners are not required to review and approve of the road design/construction plan. The financing plan will be reviewed and approved by the County Commissioners at a future date. This road plan and estimated cost of the improvements review will be by staff and JEO Consulting Group, Inc. The Planning Commission only reviews the location of the road system on the plat.

ANALYSIS

Article 2-103(5) of the Subdivision Regulations requires staff to notify the County Commissioners of the Planning Commission action taken on the preliminary plat. The County Commissioners, at their request, may require the preliminary plat also be approved by them prior to the applicant submitting the final plat. After the Planning Commission recommended approval of the preliminary plat on August 18, 2022, staff notified the County Administrator of the recommendation who then informed the County Commissioners of their right to review and approve of the preliminary plat. *On August 24, 2022, staff received notification from the County Administrator that the County Commissioners decided they do not need to review the preliminary plat if it was the same as what the Planning Commission reviewed.*

The final platting process is intended to provide a complete surveyed drawing of the subdivision for the purpose of providing a legal record of the lots, streets, areas of dedication and easements for future reference and transactions.

Article 2-103(6) of the Subdivision Regulations indicates that any deviation of the final plat from the intent of the approved preliminary plat as determined by the Planning Commission shall be disallowed and shall cause the re-initiation of the preliminary plat process.

The Planning Commission/County Commissioners must review the final plat and ensure it complies with the approved preliminary plat. Minor changes between the preliminary and final plats may be allowed at the discretion of the Planning Commission. Examples of minor “deviations” could include, but not be limited to, changing the name of the road, changing the name of the subdivision, a typographical error, or possibly changing the acreage of a lot by a couple of tenths of an acre. However, both plats should be exactly the same in the number of lots, blocks, easements, reserve

areas, etc. The final plat does not contain the two-foot contour intervals like what is found on the preliminary plat.

Under Article 2-104(2)(A) of the Subdivision Regulations, the final plat is required to contain several items. Staff has reviewed these items and found The Renwick Subdivision contains all of the minimum requirements and complies with the approved preliminary plat.

A condition of approval on the preliminary plat required MKEC Engineering, Inc. to correct language in the drainage report referencing the 100-year storm event. Other spelling and language corrections were necessary throughout the document. The drainage report also referenced public sewer and public water. *All requested corrections were made and a final drainage report was submitted to staff on September 22, 2022.*

Financing of the road/drainage improvements through a letter of credit, surety bond, or other means requires approval of the County Commissioners before the Final Plat is recorded at the Register of Deeds. Review of the financing of the road/drainage improvements is not subject to review and approval by the Planning Commission. The amount of the improvements and format is something Planning Staff, Public Works Staff, and the County Counselor will review and present to the County Commissioners at a future date for approval.

The County has contracted with Duncan Durr of Durr Engineering, Inc. to review the final plat for compliance with surveying requirements and act in the capacity of the County Surveyor. The final plat requires the signature and stamp of a registered land surveyor. The County does not employ a registered land surveyor.

ISSUES

Mr. Durr has requested a legal description of the subdivision be written and placed on the final plat. Currently, the final plat contains the legal description of all four deeds to the property. No other concerns were identified by Mr. Durr with the subdivision plat.

On September 28, 2022, a new legal description was submitted for the subdivision boundary. Mr. Durr has received the revised legal description. On September 28, 2022, Mr. Durr confirmed to staff verbally he has reviewed the legal description and found no errors. There are no other surveying corrections required on the plat. Mr. Durr confirmed to staff that if the final plat is approved he will sign and stamp the plat as the appointed County Surveyor.

No public hearing notice was published in the paper and no notices were sent to surrounding property owners. The Zoning Regulations and State Statutes do not require notices for a final plat. The County Counselor has reviewed this issue and supports this interpretation. The public will still be permitted to address the Planning Commission at the public hearing. The agenda was sent to the news media and placed on the website.

RECOMMENDATION

Staff recommends Approval of the Final Plat for The Renwick Subdivision.

Staff recommends the following conditions of approval for the final plat:

1. Submit a new final plat showing any requested changes by the Planning Commission or staff.
2. Provide a copy of all state and Federal permits as they become available or the notice that the agency does not require a permit for the project.

Staff reserves the right to modify the recommendation based on information submitted after the date of this report or information gathered at the public hearing.

A petition against the subdivision was received from property owners prior to the public hearing. Other written documents were received at the public hearing.

Written comments are only accepted in the official record. Verbal comments and contacts of staff are not entered into the official record in order to avoid misinterpretations.

The County Commissioners may make a motion to:

1. Approve of the final plat as submitted.
2. Approve of the final plat with conditions.
3. Deny the final plat.
4. Table the final plat for further study or return to staff the final plat with specific instructions for staff, the applicant, or the Planning Commission

ATTACHMENTS

Application

Comments (Preliminary plat and final plat)

Property ownership map

Final plat

On October 20, 2022, the Planning Commission conducted a public hearing on the final plat.

Tom Forster, real estate agent with Reign Real Estate, 209, S. Kansas Avenue, Haven, KS 67543, represented the owner, Nick and Danielle Adams. Mr. Forster stated a couple of months ago we were here to discuss the preliminary plat which was approved with a couple of minor changes regarding the road and waterways. The U.S. Army Corps of Engineers has a minimum amount of acreage that can be disturbed without requiring a permit. Relocating the roadway around the wetlands permits us from having to obtain that permit.

Commissioner Seltzer mentioned one of the items we were waiting on was copies of any state or Federal permits or notification that such permits were not required.

Mr. Forster responded by stating that since we were able to get the disturbed area under 10% no permit is required from the Corps or the state.

Commissioner Seltzer asked about the test wells.

Mr. Forster said they had two test wells drilled. The results were submitted at the August meeting.

Commissioner Seltzer continued that the results showed marginal water quality.

Mr. Forster can't speak to marginal because people will install filtration systems and reverse osmosis systems in their homes. At the last meeting Darcy Basye stated the water quality was normal for what they see out in the County. There was nothing her team saw that was out of the ordinary or of any concern.

Vonachen presented the staff report and showed slides of the plat and area.

Commissioner Strand asked about the collection of properties to the northeast of the proposal and if that is considered a subdivision.

Vonachen said that is a platted residential subdivision recorded in the mid 1960's consisting of 11 one-acre lots and a public road.

Commissioner Seltzer asked if this is an active subdivision where people can develop.

Vonachen said yes assuming the person can comply with setback requirements and the Sanitation Code.

Commissioner Macklin asked how many of those lots have homes.

Vonachen did not have the exact number but guessed five or six.

Chairman Goertzen invited audience members present to address the Planning Commission.

Angie Valentine-Rohlman, 9317 E. Silver Lake Road, Haven, KS 67543, distributed a handout to the Planning Commission. She is concerned that property covenants are an acceptable solution to protect the wetlands rather than the county ensuring the wetlands are protected when the owner is ignoring the current covenants in place on the property.

Ms. Valentine-Rohlman then discussed how the subdivision proposal does not comply with five of the eight "Golden" Factors. She added there are nine lots in the Ast-Oria Heights Subdivision, owned by three families, and two livable homes. Ms. Valentine-Rohlman concluded by saying last time only three people spoke at the meeting but the majority of landowners in this area are strongly opposed to this subdivision in an agricultural area.

Shelby Hendrickson, 22705 S. Willison Road, Haven, KS 67543 also attended the August 18, 2022, meeting. She has spent a lot of time researching county and state regulations regarding subdivisions and emailed other county officials on the process. Ms. Hendrickson distributed a handout to staff and the Planning Commission which summarizes her discussion points. Ms. Hendrickson believes there should be a ten-acre minimum for subdivision development. She also discussed items in the Comprehensive Plan and stated she does not want more subdivisions in this part of Reno County. People that purchase property in rural Reno County do so because they want to have space. They do

not want to live in a suburban area. Ms. Hendrickson concluded by requesting the Planning Commission vote no on the proposed subdivision.

Keith Engweiler, 8710 E. Silver Lake Road, Haven, KS 67543, lives approximately 1,000 feet from the proposed subdivision and is concerned about the direct runoff to Cheney Lake. This is a rural area near a reservoir. It is not an area people are expecting there to be a subdivision. He also questioned if the Cheney Conservation Water District has been involved in the process.

Tim Howard, 8814 Cedarview Drive, Haven, KS 67543, lives a mile and a half north of this development. Everyone moved out there to get away from the city and the city's problems. His well is 65 feet deep and is currently running dry.

Paul Hendrickson, 22705 S. Willison Road, Haven, KS 67543, agrees with the previous statements and also has had issues with water. They also had to drill a deeper well. He believes subdivisions belong near an urban area. Homes 300 feet apart does not seem to be rural. He would like to have a little more thought into the minimum acreage requirements. Mr. Hendrickson wants more notification on topics such as this subdivision. He knows this hearing complies with the state minimums but many people don't subscribe to the newspaper so they have no way of knowing. Many agencies use social media or the website for notification.

Jerry Metcalf, 9215 E. Silver Lake Road, Haven, KS 67543, is concerned about compliance with the Comprehensive Plan. Mr. Metcalf quoted several sections of the Comprehensive Plan which indicate this subdivision does not comply with the document. Mr. Metcalf is also concerned about flooding on this property from drainage areas to the northeast. He asked why it appears that the Comprehensive Plan is being ignored.

Chairman Goertzen asked the applicant and staff for any rebuttal statements.

Mr. Forster stated the County Ordinances do allow for two land splits on each parcel with driveways coming off of E. Silver Lake Road rather than having one new road serve all six lots.

Regarding the runoff affecting Cheney Lake, Mr. Forster does not believe that there will be as much chemical runoff affecting the Lake compared to the agricultural runoff that happens from fertilizer. Agricultural runoff has a much greater effect than the runoff from six residential lots. He understands there is concern about runoff but he believes that will not impact the Lake.

Vonachen responded to some of the points made in the public testimony. He stated he appreciates the research done by the citizens but the "Golden" Factors, including the discussion on the Comprehensive Plan is not applicable to this case. The "Golden" Factors are only applicable to a rezone or conditional use permit case. If this was a case where a rezone from the agricultural zoning district to a residential district was necessary to develop a subdivision, then this Board would absolutely need to consider the "Golden" Factors. With the property already being zoned residential, we are beyond the need to consider these Factors. The Board only needs to be considering whether the proposed plat complies with the Subdivision Regulations.

Ms. Hendrickson asked if the property was zoned residential by default in 2016 when the regulations changed.

Vonachen said yes. Prior to 2016 these eight parcels of land were zoned agricultural because we had a ten-acre minimum requirement. In 2016 we decided that agricultural land should be any parcel 40-acres in size or greater and any parcel that is between 3 acres and 39.99 acres should be zoned R-1.

Vonachen also added into the record that Ms. Hendrickson submitted a petition with many signatures against this subdivision. This petition was emailed to the Planning Commission and placed on their desk.

Chairman Goertzen recognized there was a lot of homework and research done regarding this subdivision. He requested confirmation from staff that since the preliminary plat is already approved, what the Board is reviewing tonight is the viability of the preliminary plat to the final plat.

Vonachen confirmed to the Board that they are reviewing the final plat to ensure it complies with the approved preliminary plat and the Subdivision Regulations.

Commissioner Jorns asked how many residential sites could be built without going through the platting process. During the preliminary plat discussion, Vonachen said three.

Vonachen confirmed three houses can be placed on the site without platting. Each ten-acre individual parcel has the potential to be split if the split complies with the minimum lot size, minimum frontage requirement, and minimum lot width to lot depth ratio. These lots are too long and skinny to comply with the other zoning requirements so the maximum number of houses is three. The property owner on the far east side of these ten-acre parcels recently asked that question of me and in looking at the parcel size and doing some measurements, a split of this parcel is not possible without platting.

Commissioner Jorns confirmed the answer is still three as opposed to six without subdividing.

Vonachen said yes.

Commissioner Macklin asked about the last subdivision the County recorded and if that land required rezoning.

Vonachen said yes. It was an 80-acre parcel of land zoned agriculture. At that time, staff expressed concerns as to whether this parcel should be rezoned to a residential zoning district. The parcel was not cropland or pastureland. It was a large parcel of land with a lot of trees on it so the rezoning was approved.

Commissioner Macklin asked about the other homesites south of the lake and whether they were platted.

Vonachen did not know the answer to that question.

Mr. Howard added the government platted some of these subdivisions in the area to encourage people to live around the lake.

Chairman Goertzen closed the public hearing.

Commissioner Seltzer understands staff's point of view from a regulatory aspect but he has a lot of reservations. This is a low piece of ground. He is concerned about drainage, flooding, water quantity, and water quality. In his opinion the water quality is substandard when looking at the test well results. While it is a "buyer beware" situation, there are so many caveats to this property, he believes it is an injustice to approve of this plat.

Motion by Commissioner Seltzer that Case Number 2022-05, the request by Nicholas & Danielle Adams, requesting approval of the final plat for The Renwick Subdivision, a residential subdivision consisting of six lots zoned R-1 – Rural Residential District be denied; seconded by Commissioner Jorns.

Before the roll call, Commissioner Strand questioned the motion.

Vonachen said the motion was to deny the final plat so a "yes" vote means the final plat is not approved; a "no" vote means that you do not agree with the motion to deny the plat.

The motion failed by a 4-2 vote (Yes: Seltzer and Jorns; No: Strand, Macklin, Martin, and Goertzen). Chairman Goertzen announced the motion failed and the Board needs to make another motion.

Motion by Commissioner Strand that Case Number 2022-05, the request by Nicholas & Danielle Adams, requesting approval of the final plat for The Renwick Subdivision, a residential subdivision consisting of six lots zoned R-1 – Rural Residential District be approved with the two conditions as listed in the staff report and discussed at this public hearing; seconded by Commissioner Macklin. The motion passed by the following 4-2 vote (Yes: Strand, Macklin, Martin, and Goertzen; No: Seltzer and Jorns).



Comments
The Renwick Subdivision (Preliminary Plat)
Case #2022-05

RENO COUNTY DEPARTMENTS

Darcy Basye, Environmental Health Supervisor, Health Department

See included comments. Not included are the evaluation maps showing a 50-foot and 100-foot setback to the property line for the wastewater system. Maps are available for inspection upon request.

OTHER AGENCIES

None

WRITTEN PUBLIC COMMENTS – IN FAVOR OF THE PETITION

None

WRITTEN PUBLIC COMMENTS – NEUTRAL ON THE PETITION

None

-WRITTEN PUBLIC COMMENTS – AGAINST THE PETITION

Shelby Hendrickson, 22705 S. Willison Road, Haven, KS 67543

Good afternoon, Mark -

Thank you for speaking with me on 6/3/22. You had indicated I could notify the Committee by Tuesday, so I'm submitting my letter in advance. Please share this with the Planning Committee as it pertains to the following:

I am emailing you regarding the proposed residential subdivision, referred to as The Renwick Subdivision, and preliminary plat in Case 2022-05. I am requesting an opportunity to speak at the scheduled public hearing on June 16, 2022. Other individuals are interested in speaking at this meeting, too, though the mailed letter did not indicate we needed to request to speak in advance.

My husband and I purchased our home because of the love we have for country living, and to have space between us and others. Not to mention the beautiful landscape, the crystal clear views of the sky at night, the incredible wildlife, the slower-paced lifestyle, and the peace and quiet rural living allows. Bringing more homes to the area would certainly impact our love for all of these things, and it breaks my heart to fathom a subdivision in a rural area that could be built elsewhere.

I am against any subdivision in rural Reno County. I also question the current rural residential regulations that were amended in 2016. I feel that a single-family dwelling should not sit on any fewer than 10 acres, so as to preserve the rural atmosphere. Recently, Sedgwick County increased their rural residential acreage from 5 acres

to 10 acres for each single-family dwelling. I believe Reno County's decision to reduce it to 3 acres was perhaps not the best decision, as this will certainly bring more homes to the rural areas, increase the population, and cause it to feel more like a township than the country.

I also question maintenance for this subdivision, or any future subdivisions. Once platted, who will be responsible for maintaining the curbs, gutters, culverts, and other necessary items? I am concerned about muddy roads, potholes, mosquitoes from sitting water, etc.

I also question Restrictive Covenants on properties, and how they might hold up when someone purchases land-goes against a notarized Covenant - and still moves forward with building more than allowable structures?

I question whether others have considered how subdivisions impact the rural areas in the long term? How are we to know that this is where it ends, with the prospective subdivision? Has anyone considered the impact on wildlife? Hunting? Water supplies? Septic systems/lagoons and back up systems in close proximity? Flooding issues? Noise disturbance? Increased traffic and how it impacts highways/roads? Property values long term?

I also question why only the adjacent land/property/home owners within 1000 feet were given notification of this public hearing? There were only 19 or 20 designated "dots" on the map that was mailed a notification of the Public Hearing for 6/16/22; however, some owners have more than one property listed - making the total mailed or notified individuals at around 15 at most.

I believe it would be in the best interest of rural Reno County to go back to the 10-acre minimum per single-family dwelling, as many adjacent property owners purchased their properties because of the rural-appeal and distance from others.

I can say, after speaking with numerous citizens of Reno County, a majority of us do not want any subdivisions in rural areas. I'm asking the Planning Committee to please take what I have said into consideration.

Please keep rural Reno County rural.

Thank you for your time.

Paul Hendrickson, 22705 S. Willison Road, Haven, KS 67543

Hello Mark:

Please share my concerns and questions with the Planning Committee. This email is regarding the proposed residential subdivision, referred to as The Renwick Subdivision, and preliminary plat in Case 2022-05.

We purchased our home several miles from the nearest town after living for a number of years in suburban areas. This decision was because of a love for country living and all that goes with it. Peace and quiet, nice views over the plains, watching wildlife, the ability to use the land as our needs arise, etc. While it is understood that more homes will be constructed in the area as time passes, they had been spaced appropriately per the old guideline of 10 acres per home. A subdivision is the opposite of rural living, and belongs in a suburban area.

I am against any subdivision in rural Reno County. I also question the current rural residential regulations that were amended in 2016. I feel that new single-family dwellings should not sit on any fewer than 10 acres, so as to preserve the rural atmosphere. Recently, Sedgwick County increased their rural residential acreage from 5 acres to 10 acres for each single-family dwelling. I believe Reno County's decision to reduce it to 3 acres was a step in the wrong direction. It will bring more homes to the rural areas, thus increasing the population density, and causing it to feel more like a township than a rural area.

I also question maintenance for this subdivision, or any future subdivisions. Once platted, who will be responsible for maintaining the curbs, gutters, culverts, and other necessary items? I am concerned about muddy roads, potholes, mosquitoes from sitting water, etc.

I also question Restrictive Covenants on properties, and how they might hold up when someone purchases land - goes against a notarized Covenant - and still moves forward with building more than allowable structures? This brings about a question of the developer's character due to deceitful intent. Will they adhere to any restrictions or guidelines?

I question whether others have considered how subdivisions impact the rural areas in the long term? How are we to know that this is where it ends, with the prospective subdivision? Has anyone considered the impact on wildlife? Hunting? Water supplies? Septic systems/lagoons and back up systems in close proximity? Flooding issues? Noise disturbance? Increased traffic and how it impacts highways/roads? Property values long term? Classroom and transportation capacity?

I also question why only the adjacent land/property/home owners within 1000 feet were given notification of this public hearing? Being a rural area, very few people will know of the precedent that is about to be set for the county by this upcoming decision. This decision will affect many others in the county in the coming years, and should not be taken lightly.

I believe it would be in the best interest of rural Reno County to go back to the 10-acre minimum per single-family dwelling, as many adjacent property owners purchased their properties because of the rural-appeal and distance from others.

After speaking with a dozen citizens of rural Reno County in close proximity to the proposed Renwick Subdivision, I can attest that I have not found a single one in favor of subdivisions in rural areas. I respectfully request the Planning Committee to please take what I have said into consideration.

Please keep rural Reno County rural.

Sincerely,

Paul Hendrickson

Clint & Shannon Luttgeharm, 22408 S Willison Road, Haven, KS 67543

We recently learned that the requirements for single-dwelling homes had been reduced from 10 acres to 3 acres. We received no notification of this significant change to the regulations to the atmosphere in which we chose to live.

We chose to move from suburban Wichita to RURAL Reno County in 2011.

The reduction to 3 acre single-dwelling tract requirements significantly affects the lifestyle that we have chosen. As a property owner in rural Reno County, we did not receive notification of the changes to the requirements that occurred since our move. Had we received such notice, we would have voiced significant opposition.

The change from 10 acre to 3 acre tract requirements significantly changed the value and basis upon which we purchased our single-dwelling, >10 acre property.

The further approval of "sub-division" style 3-acre tracts continues to degrade the regulations which were in place at the time of our property purchase and is opposed for multiple reasons.

One of these reasons is the erosion of habitat for the wildlife in our rural environment. Another is the increase in traffic noise in our peaceful locale.

Maintenance requirements and the associated costs will be increased on our rural roads, both paved and unpaved.

In conclusion:

1. We oppose the development of 3-acre "sub-division" style tracts in RURAL Reno County..
2. We support the return to 10-acre single-dwelling requirements for RURAL Reno County.

Please feel free to contact us at 316-253-1891 to discuss this topic.

Also, please pass these concerns to the Planning Commission.

Thank you in advance for your support.

Albert and Gina Bennett, 9413 E Silver Lake Rd. Haven, KS 67543

Dir Sirs,

As a rural property owner on E. Silver Lake Rd my family and I have enjoyed our life in Eastern Reno County; and we very much look forward to making significant investment in our home as I approach retirement. We sit on a ten acre lot about a 1000' ft east of the proposed 6-house sub-division.

When we purchased our home we were attracted to this area because of the wonderful view of open pastures and Cheney Reservoir off in the distance. We were also attracted to the area because Reno County had a 10 acre minimum for single dwelling homes ... I must admit I was surprised and dissapointed to learn that single-dwellings now only requires 3 acres.

The reason for this email is to let you know that myself and family are strongly apposed to allowing for a 6-home sub-division to be built in an area where single-dwelling homes were once limited to 10 acres (one of our neighbors has a single-dwelling on 20 acres). We are also very concerned regarding the impact of six additional homes will have and their need for open sewage lagoons. The thirty acre site for the proposed sub-division is also on relatively low ground and likely has a layer shale close to the surface (on our property shale starts at 4') ... near Wilison and Silver Lake there are parts with standing water almost all year long. That would make make percolation/evaporation a very slow process and any time wind is coming out of the west my family and current other current neighbors will have to deal with significant lagoon odors.

We are also concerned for the additional people, noise, traffic and loss in scenic views that would result form concentrating six additional homes in the proposed subdivision. Also, please consider returning to 10 acre limit for single home dwelling, especially when located well outside of city limits and in regions where open lagoons are common waste water treatment practices.

Thank you for your consideration.

Nathan Richardson, no address provided.

Hello,

I would like to voice my opinion about the sub-division. I am totally against it. I believe rural country living, should stay rural. I love the view, minimal traffic, wildlife, etc.

I live just north of that area and have wild life that come through from the south on the property you are wanting to build on. I believe this would disturb the wildlife. I do not want all the traffic. Also what about waste water/sewage. That's a small area for 10 houses to go up.

Thank you for taking the time to listen to the opinions of myself and thy neighbors.

Thanks,

Nathan Richardson

Shelby Hendrickson, 22705 S. Willison Road, Haven, KS 67543

Good afternoon, Mark-

I wanted to follow up to be sure my email was received and passed along to the Planning Committee. The email I sent to you on 6/6/22 is attached below with a correction (see the sentence that has a strikethrough font). I must have stumbled upon incorrect information.

I'd sure appreciate a response to ensure you received this message and sent it on.

Thank you so much,
Shelby Hendrickson

(For the record, staff responded to Ms. Hendrickson on 6/10/22 informing her that her email was received and sent to the Planning Commission and applicant).

On Mon, Jun 6, 2022 at 5:01 PM Shelby Hendrickson <shelhendrickson@gmail.com> wrote:

Good afternoon, Mark -

Thank you for speaking with me on 6/3/22. You had indicated I could notify the Committee by Tuesday, so I'm submitting my letter in advance. Please share this with the Planning Committee as it pertains to the following:

I am emailing you regarding the proposed residential subdivision, referred to as The Renwick Subdivision, and preliminary plat in Case 2022-05. I am requesting an opportunity to speak at the scheduled public hearing on June 16, 2022. Other individuals are interested in speaking at this meeting, too, though the mailed letter did not indicate we needed to request to speak in advance.

My husband and I purchased our home because of the love we have for country living, and to have space between us and others. Not to mention the beautiful landscape, the crystal clear views of the sky at night, the incredible wildlife, the slower-paced lifestyle, and the peace and quiet rural living allows. Bringing more homes to the area would certainly impact our love for all of these things, and it breaks my heart to fathom a subdivision in a rural area that could be built elsewhere.

I am against any subdivision in rural Reno County. I also question the current rural residential regulations that were amended in 2016. I feel that a single-family dwelling should not sit on any fewer than 10 acres, so as to preserve the rural atmosphere. ~~Recently, Sedgwick County increased their rural residential acreage from 5 acres to 10 acres for each single family dwelling.~~ I believe Reno County's decision to reduce it to 3 acres was perhaps not the best decision, as this will certainly bring more homes to the rural areas, increase the population, and cause it to feel more like a township than the country.

I also question maintenance for this subdivision, or any future subdivisions. Once platted, who will be responsible for maintaining the curbs, gutters, culverts, and other necessary items? I am concerned about muddy roads, potholes, mosquitoes from sitting water, etc.

I also question Restrictive Covenants on properties, and how they might hold up when someone purchases land-goes against a notarized Covenant - and still moves forward with building more than allowable structures?

I question whether others have considered how subdivisions impact the rural areas in the long term? How are we to know that this is where it ends, with the prospective subdivision? Has anyone considered the impact on wildlife? Hunting? Water supplies? Septic systems/lagoons and back up systems in close proximity? Flooding issues? Noise disturbance? Increased traffic and how it impacts highways/roads? Property values long term?

I also question why only the adjacent land/property/home owners within 1000 feet were given notification of this public hearing? There were only 19 or 20 designated "dots" on the map that was mailed a notification of the Public Hearing for 6/16/22; however, some owners have more than one property listed - making the total mailed or notified individuals at around 15 at most.

I believe it would be in the best interest of rural Reno County to go back to the 10-acre minimum per single-family dwelling, as many adjacent property owners purchased their properties because of the rural-appeal and distance from others.

I can say, after speaking with numerous citizens of Reno County, a majority of us do not want any subdivisions in rural areas. I'm asking the Planning Committee to please take what I have said into consideration.

Please keep rural Reno County rural.

Thank you for your time.

Shelby Hendrickson

Nathan Richardson, no address provided

Good evening,

I wanted to add the fact that the land floods to be built on. It's in a very low lying area. If development moved forward there could potentially be bad flooding for the new development and areas up stream. Thank you for considering all aspects.

Thanks,

Nathan Richardson

Service technician

Angela Valentine-Rohlman, 7118 E. Silver Lake Road, Haven, KS 67543

Hello Reno County Planning Committee

First I would like to thank you for the hard work you put in and your commitment to engage the local citizens in the planning process! I have read the Reno County Kansas comprehensive plan and your hard work and dedication is appreciated.

Today I am writing to you concerning the Preliminary Plat for Case Number 2022-05. I am asking this request to be declined and will outline my reasons for asking this below.

I am deeply concerned that this request will be detrimental to the area and local residents and will have permanent negative consequences. When I purchased my 10 acres in Ernst Acres second addition back in 2006 I chose the location for its rural atmosphere. At that time the minimum land space needed to build a homesite on was 10 acres and this was desirable to me to have space and not live in a densely populated area. If it was mine and many others desire out here to be in a densely populated area we could live in town which we have chosen not to do. Many residents out here are out here for the space. Unfortunately this was changed (unbeknownst to me and many Reno County residents I am confident) in 2016. The only published public notification that this change was even being considered was in the Hutchinson News dated February 12, 2016. I have a couple of issues with this... It was published one day which was a Friday in a paper that does not offer

daily carrier delivery to the very area this change is potentially going to negatively impact. The fact that this was only published one day is also highly problematic to me, what is the likelihood of very many people even being aware that this change was being considered? If it was only going to be published on one day I would think the highest subscription day should have been chosen which would be on a Sunday but I really feel it should have at a minimum been run several times and in several different places to give the citizens impacted a better chance of being made aware of it.

On page 53 of the comprehensive plan it states "As noted earlier, one of the most significant threats to agricultural activities is the introduction of people to the rural areas that have no connection to agricultural production and who see a more tranquil lifestyle. The objections to farming activities from these people are an endangerment to the practice, and new development of such residential properties should be evaluated accordingly. I could not agree with this statement more and this subdivision would do just this. It will bring a large group of people into an area that is highly agricultural.

On page 54 the comprehensive plan states " People who invest in housing within the rural areas of Reno County should be afforded protections from outside impacts that might reduce the value of those investments through a judicious application of appropriate Zoning and subdivision regulations, as well as other locally adopted codes and standards. I have made a significant investment in my property/ home and chose to build it here also because it was a covenant community. Covenant 12 states that "all building plans to be approved by the control committee and signed by at least one member of the control committee. This includes all residential, garage and other outbuildings" It is my understanding from when I bought my land that the control committee will not approve any "barndominium" type structures. This restriction is desirable to me because it will restrict what types of homes can be built thus protecting my property value from being negatively impacted.

The comprehensive plans mission statement begins with "The focus of the comprehensive plan is to establish the foundation for effective management of development within rural Reno County. To that end, the mission of the plan is to encourage as much development as possible within the incorporated cities with Reno county. Based on this the proposed subdivision is exactly the type of development that is better suited to be placed in or near on of these incorporated cities and not in rural Reno county.

Angela Valentine-Rohlman

Shelby Hendrickson, 22705 S. Willison Road, Haven, KS 67543

Hi Mark-

I have some questions about the proposed subdivision (case 2022-05).

According to Subdivision Article 3

Question #1

3-104 Approval Guidelines:

"No lot split or boundary shift shall be approved if one or more of the following applies: 1.) A new street or extension of an existing street, or a vacation of streets, alleys, setback lines, access controls or easements is required or proposed."

Why is this subdivision, these proposed plots, even being considered? Wouldn't this alone stop the proposed plots from existing? All other neighboring plots do not have a separate street, as the single-family dwellings are accessible directly from an existing road.

#2

3-106, item # 5

"A written application by the owner and Reno County for the entire original tract and showing the two lots being created, with the attendant legal descriptions, shall be provided. Said application shall state the approval of the Homestead agricultural lot split shall also mean the owner agrees the approval shall restrict further division of

the either of the lots without rezoning of all the original tract and platting said divisions as might be required under the then applicable Zoning and Subdivision Regulations of Reno County. The restrictions shall be binding on all heirs and assigns of all lots, and shall provide binding consent from all lot owners for the County to take subsequent action to rezone the property if necessary at any time in the future. Said application shall be filed and recorded with the Zoning Administrator as part of the approval of the Homestead agricultural lot split."

Can you help me understand after reading this, how a proposed subdivision is allowed to move forward? There are Covenants on file with the county for this plot of land, and the neighboring plots. The agricultural land (70 acres) as part of the Ernst Addition, was divided into 10-acre plots. The Covenant indicates the covenant committee (Kendra & Curt Ernst) must give approval for new buildings, and it's my understanding that they are not in favor of multiple homes being built on this plot. If there is a legally binding and county-filed document, wouldn't this prohibit a subdivision in a rural area?

#3

What is the process for public notice when there is a public hearing about regulation or zoning changes? If you could direct me to the appropriate document or send it to me, I'd greatly appreciate it. I'm curious to know when, and which publication(s) were used, to notify the public of the zoning changes in 2016 regarding the change of the 10-acre minimum down to the 3-acre minimum for rural single-family dwellings and residential property.

Thank you so much for your time. I look forward to hearing from you.

Shelby Hendrickson

(For the record, staff responded to Ms. Hendrickson's questions on 7/11/22)

Rockford Peitz, 22900 S. Willison Road, Haven, KS 67543

Hello Reno County Commissioners

Thank you in advance for reading and considering the concerns of myself and the others that have emailed you on the topic of the proposed sub-division (case number 2022-05) on the south east corner of Silver lake and Willison Rd. I own the 10 acers at 22900 S Willison Rd. I wanted to reach out to you to voice my concerns please see below.

The reason I purchased this land was for the rural country living atmosphere, beautiful landscape, and peacefulness of not having neighbors close by. By allowing this subdivision would be the exact opposite of why I purchased here. With more neighbors comes more noise, more traffic and stress on the local infrastructure/emergency services, and roadways. There's also more chances for domestic situations and complaints. Not to mention the changes in the scenery and landscape.

Allowing more people in this small area will also impact the local wildlife, being so close to wildlife refuge areas and the lake. Some of these people might not understand what comes with living in the country and could unknowingly damage the local wildlife ecosystem. Which also raises the concern of having so many lagoons/septic systems in a smaller area. What about wells? Is there going to be enough water to support a well on each plat?

I believe these subdivisions should stay closer to the city or suburban areas where they have more infrastructure/services to be supported.

Rocky Peitz

**Ian Hughes, Adams/Jones Law Firm, 1635 N. Waterfront Parkway, Suite 200, Wichita, KS 67206, representing
Jerry Metcalf, 9215 E. Silver Lake Road, Haven, KS 67543**

Mr. Vonachen,

Please see the attached letter on behalf of Jerry Metcalf regarding the proposed subdivision to be considered at the Thursday evening Planning Commission meeting. I'll send it by mail as well, just wanted to make sure it gets to the appropriate people in time.

Thanks,

Ian T. Hughes

Additional comments received on 8/17/22.

Thanks, Mark. A few corrections Jerry wanted me to pass on:

- He owns the property to the east, not west
- The area typically has one house/10 acres, and in many places 1 house/20, but this subdivision would have 1 house/5.

Thanks,

Ian T. Hughes

Renwick Subdivision Environmental Evaluation
Planning and Zoning Case 2022-05
July 13st, 2022

The purpose of a Subdivision review and review of layout is vital to groundwater protection and public health. Planning is critical for this development. Site evaluations do assist in the discovery of site limitations for both well and wastewater systems. These evaluations can be valuable for determining proposed parcel size, proposed layouts, setback to property lines, and other site limitations. Please understand the enclosed results are not conclusive, as each parcel is developed by an individual, more site limitations will be discovered, such as the installation of driveways, shops, homes, water ways/drainage areas, etc. However, site evaluations can provide some valuable information to the developer and potential buyer.

Wastewater- A wastewater contractor/homeowner could review the wastewater information and provide input to the appropriate systems. Please note the evaluations were conducted with the thought of a possible conventional wastewater system or an enhanced treatment system as requested by Nick Adams. Sites were not evaluated for the placement of lagoon wastewater systems, per soil profiles conducted. If a lagoon becomes a preferred method of treatment, another soil profile and site evaluation will need to be completed in the location that meets the setbacks for a lagoon. Currently lots 5 and 6 would not qualify for a lagoon based on topography and setbacks cannot be met, based on GIS evaluation. Other lots in the future may not qualify for a lagoon depending on placement of home and the 100' setback required. All lots do have adequate space for either an enhanced wastewater system or a septic system. All lots have low areas or water features that have to be avoided. Future site evaluations may need to occur as a lot is developed, as each site can be uniquely developed. Reno County Staff are able to evaluate each site for minimal code compliance; staff are not able to select, or provide personal input, on wastewater systems, wells, mortgage inspections, or other Environmental Health issues. Staff did not give any consideration to esthetics or size of future structures.

Water wells— A well driller could review the well information and provide input. All lots do have adequate space for a private drinking well. A test well is needed to consider yield and water quality. Also note that results of the water only reflect a snapshot in time and do not provide any guarantee. All lots have low areas or water features that have to be avoided. Conversations with the Equus Beds, Groundwater Management #2, noted there is not an aquifer in this area for water storage underground and private wells will have to rely on rainfall as it travels back through the fractured rock. There are also no concerns of groundwater contaminants. Also mentioned in the conversation was that in times of drought water yield can be limiting. Future site evaluations may need to occur as a lot is developed, as each site can be uniquely developed. Reno County Staff are able to evaluate each site for minimal code compliance; staff are not able to select, or provide personal input, on wastewater systems, wells, mortgage inspections, or other Environmental Health issues. Staff did not give any consideration to esthetics or size of future structures.

Enclosed are staff aeriels reflecting wastewater setback evaluations. If further details are needed per site, please contact the Environmental Section.





Renwick Subdivision Environmental Evaluation
Planning and Zoning Case 2022-05
August 8th, 2022- Amended

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Wastewater- A wastewater contractor/homeowner could review the wastewater information and provide input to the appropriate systems. Please note the evaluations were conducted with the thought of a possible conventional wastewater system or an enhanced treatment system as requested by Nick Adams. Sites were not evaluated for the placement of lagoon wastewater systems, per soil profiles conducted. If a lagoon becomes a preferred method of treatment, another soil profile and site evaluation will need to be completed in the location that meets the setbacks for a lagoon. Currently lots 5 and 6 would not qualify for a lagoon based on topography and setbacks cannot be met, based on GIS evaluation. Other lots in the future may not qualify for a lagoon depending on placement of home and the 100' setback required. All lots do have adequate space for either an enhanced wastewater system or a septic system. All lots have low areas or water features that have to be avoided. Future site evaluations may need to occur as a lot is developed, as each site can be uniquely developed. Reno County Staff are able to evaluate each site for minimal code compliance; staff are not able to select, or provide personal input, on wastewater systems, wells, mortgage inspections, or other Environmental Health issues. Staff did not give any consideration to esthetics or size of future structures.

Amendment 8-8-2022- USACE has indicated locations of ponds and wetlands. These areas will have an additional 50' setback for wastewater system placement, which can make it more challenging for the placement of wastewater systems for lots 5,6, and possibly lot 1.

Water wells — A well driller could review the well information and provide input. All lots do have adequate space for a private drinking well. A test well is needed to consider yield and water quality. Also note that results of the water only reflect a snapshot in time and do not provide any guarantee. All lots have low areas or water features that have to be avoided. Conversations with the Equus Beds, Groundwater Management #2, noted there is not an aquifer in this area for water storage underground and private wells will have to rely on rainfall as it travels back through the fractured rock. There are also no concerns of groundwater contaminants. Also mentioned in the conversation was that in times of drought water yield can be limiting. Future site evaluations may need to occur as a lot is developed, as each site can be uniquely developed. Reno County Staff are able to evaluate each site for minimal code compliance; staff are not able to select, or provide personal input, on wastewater systems, wells, mortgage inspections, or other Environmental Health issues. Staff did not give any consideration to esthetics or size of future structures. County staff have been provided water testing information.

Amendment 8-8-2022- A test well was drilled, and a water sample was collected. Water impurities were discovered, and water quality contamination limits were provided by the lab. Please review the water quality values with the National Primary Drinking Water Standards for correction methods. Water quality is not regulated by Reno County, unless the Agency believes there is a significant and quantified health risk. Reno County staff cannot comment on the suitability of water. USACE indicated locations of ponds and wetlands for this proposed subdivision. These areas will have a minimum 50' setback to all wells.

Enclosed are staff aerials reflecting wastewater setback evaluations. If further details are needed per site, please contact the Environmental Section.





ihughes@adamsjones.com



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August 12, 2022

Reno County Planning Commission
600 Scott Boulevard
South Hutchinson, KS 67505

Via Mail

Re: Nicholas and Danielle Adams—Renwick Subdivision—Case #2022-05

Dear members of the Reno County Planning Commission:

This letter concerns the proposed Renwick Subdivision to be considered by the Planning Commission at the hearing on August 18. I represent Jerry Metcalf, a concerned owner of property to the west of this proposed subdivision. Mr. Metcalf strongly opposes this proposed subdivision and urges this Commission to deny the proposed plat.

Mr. Metcalf and his wife bought their land under an implicit contract as well as an explicit one. They chose to reside on the property they did with the expectation that they would live in a rural community—a community with low population density, a relaxed and quiet way of life, low traffic, and very few neighbors. They were hardly alone in their desires. It was so important to the landowners in the area to live in a low-density, quiet environment that they agreed to, and later renewed, a set of covenants designed to maintain the rural character of the area, including a limitation on the types of buildings that may be constructed and preapproval by Kendra and Curt Ernst of any structures built on the properties. It is, of course, not the Commission's responsibility to enforce these covenants. However, the covenants do demonstrate the importance that the landowners have placed on the rural and spacious nature of their homes, an important consideration for the Commission in its decision whether to approve or deny the proposed plat.

This proposed subdivision subverts the expectations under which the Metcalfs bought their property. By nature, placing six houses on an area of land typical for only one house changes the character of a community. It leads to higher traffic, creates increased noise and disturbances, and increases the population density in a way that is particularly unfavorable for the types of people who buy property in rural Reno County in the first place.

Concerns such as those of Mr. Metcalf are not in conflict with the public interest, and they are relevant to this Commission's decision. The Reno County Comprehensive Plan holds as one of its purposes to "define and preserve a 'sense of place' in Reno County." It recognizes that,



while growth is encouraged, it should not come at the expense of being a bad fit for the county or unduly limiting open space. Finally, the Comprehensive Plan notes that “people who invest in housing within the rural areas of Reno County should be afforded protections from outside impacts that might reduce the value of those investments through a judicious application of appropriate Zoning and Subdivision Regulations.” That is precisely the concern here: the proposed subdivision, while perhaps in strict compliance with the zoning code, is nonetheless a bad fit for this rural and spacious community.

That is not merely true for the enjoyment of the land, but also for the impact on local services—another important consideration under the Comprehensive Plan. For example, the strain on emergency services could be substantial. The nearest hospital is a 20-minute drive away, and as difficult as it is for emergency services to serve a small rural population that is far away, it will be more difficult to serve a large rural population that is far away.

The effect on the animal population also presents a potential problem. Many in the community are hunters, and the increase in noise and traffic that stands to be brought on by the increased housing is likely to have a negative effect on the availability of birds and other animals. Similarly, the increased noise is likely to place stress on the livestock on the surrounding farmland.

Another problem is the potential increase in flooding. The property which is the subject of this proposed subdivision is located on a wet and flood-prone area. Having six new houses built on the property limits the amount of ground available for heavy rains to permeate and thus increases the risk that the land will flood and cause floods on surrounding property. Although JEO’s report shows minimal effect on runoff, it does note that there is a “major concern” of overtop in the case of an unusually strong flood.

Mr. Metcalf, like many landowners in the surrounding area, is opposed to this subdivision, which will increase traffic, noise, and population density, and will very likely have negative effects on wildlife, property values, and flood damage as well. We recognize that the Commission has a hard decision in front of it, involving the analysis and resolution of multiple competing interests. Nevertheless, we hope that the Commission will ultimately decide for the good of the community to reject the proposed subdivision.

Sincerely,

A handwritten signature in black ink that reads "Ian Hughes".

Ian T. Hughes

RECEIVED

AUG 18 2022

RENO COUNTY
PUBLIC WORKS DEPT

Members of the commission and others present

My name is Jerry Metcalf, and I am here in opposition to this proposed subdivision. I am a retired farmer from southwest Kansas. In 2007, my wife Elizabeth moved to Llano County in central Texas. We purchased a house on the west shore of Lake LBJ with a nice view of part of the lake. I never tired of getting up in the morning and looking at the view while drinking my coffee or tea for the day.

While living in Texas we continued to return to Kansas regularly for business and family reasons. As more grandchildren came along, we decided to return to Kansas. In 2015, my wife found the property at 9215 E. Silver Lake Road listed for sale. That property had a lot of appeal to us for several reasons. Among others, the house was on 20 acres, providing a feel of country living which both of us had experienced for most of our lives. The house was on a natural raised area which provided a view of a little bit of Cheney Reservoir. It was important to me to be able to see standing water every day from our residence because of my experience of living and farming dry land in the geographic heart of the dust bowl of the 1930s. However, the proposed subdivision would hurt the expectations that I and many others had in purchasing the property. It would change the feel of country life which my wife and I and the other residents had experienced for many years. It would add a suburban structure to an area where it would be unusual and unsuited.

We purchased the house which, I believe, was built in 2007, and have enjoyed living there ever since. The 10-acre tract which joins our property on the west side was for sale by a lady who lived out of state. I was interested in purchasing the land, so I walked on the tract several times trying to decide where a person might build a house. The north end of the lot, next to Silver Lake Road, has natural drainage coming from the north east, feeding a man-made pond. The center of the 10 acres has natural drainage originating from the Valentine-Rohlman property and beyond the north east. I concluded that the most suitable place to build would be in the south east corner of this lot. However, in my opinion, quite a bit of dirt work would be required to have an all-weather road to that part of the lot. During a wet weather period and several days after, much of the 10-acre lot becomes marsh.

The concerns that I have just mentioned are relevant to the Reno County Comprehensive Plan which guides this commission's decision. On page 51 of the Comprehensive Report, it states: "there are

examples where implementation of proper land use planning could have benefited the landowners of today by limiting the impacts of decisions that are based solely on the desires of an individual without regard to the effect on neighboring landowners.” So, in what ways does the subdivision benefit any of the nearby landowners?

Again, on page 54 of the Comprehensive Report it states: “Proposals for housing at a density higher than single-family are not considered suitable for the rural areas and should be strongly encouraged to locate within the incorporated cities.” All of the nearby landowners purchased their property because they like the space between neighbors, enjoy having fewer people in the area, and the peace and quiet, just to name a few.

Finally, the Covenants that the nearby property owners agreed to at closing, or that signed and had notarized and filed with Reno County (in 2006) would suggest that it was important to them WELL BEFORE this development was proposed, that the area remain as rural, simple, and peaceful as possible. The top sentence of the Covenant reflects it well: "...for the purpose of enhancing and protecting the value, attractiveness and desirability of the aforescribed real property”.

In closing, I believe that a subdivision is definitely a miss-fit for the proposed location based on the natural drainage of the land, the rural setting with the natural views, the intent of the original covenants, and the increase in population density to our rural area. Therefore, I would urge this Commission to deny the proposed plat.



8/15/2022



To whom it may concern

Line item 12 states that **“All building plans to be approved by the Control Committee (Curt and Kendra Ernst as addressed in line 11) and signed by at least one member of the control committee. This includes all residential , garage and other outbuildings,** builder is to prevent blowing trash and debris from becoming a nuisance to adjacent property owners.”

We, Curt and Kendra Ernst, have not ever approved nor will we approve in the future any “Barndominium” type structures in Ernst Acres Second Addition. It has always been our intent and continues to be out intent that the homes in this subdivision be single family stick built structures as the two current existing homes are. If the Renwick subdivision is approved and proceeds forward we do not intend to approve any “Barndominium” structures anywhere within Ernst Acres Second Addition.

Respectfully,

Curt & Kendra Ernst

Two handwritten signatures in black ink. The top signature is for Curt Ernst, and the bottom signature is for Kendra Ernst. Both are written in a cursive, flowing style.



RESTRICTIVE COVENANTS

ERNST ACRES SECOND ADDITION

N 1/2 NW 1/4 SECTION 17, TOWNSHIP 26, RANGE 4 WEST EXCEPT EAST 10 ACRES

for the purpose of enhancing and protecting the value, attractiveness and desirability of the aforescribed real property, do declare that any forty acre or less lot of the above subject to the following conditions and restrictions, which constitute covenants running with the land and shall be binding on all parties having any right, title or interest in the described property or any part of such property, their heirs, successors and assigns, and shall insure to the benefit of each owner of such property.

1. No goats, sheep, cattle, shall be permitted, except one cow and/or one horse per acre lot size, provided they are for the sole recreational use and enjoyment of the householders, and this shall not be so contoured to permit the raising and the sale of horses or ponies in said residential lot and the dogs shall be kept to a minimum in each residential lot, and in no event to exceed two (2) adult dogs per lot, and each householder shall supervise said pets so they shall not become a nuisance or annoyance to the neighbors. Dogs need to be kept in a dog run, underground fence system, or above ground fence.
2. No noxious or offensive trade or activity shall be carried on upon any lot or building plot or reserve nor shall anything be put thereon which may become an annoyance or nuisance to the neighbors.
3. No building plot shall be erected on any residential building plot nearer than twenty-five (25) feet to any lot line.
4. Lagoon or septic shall be part of each unit built on a lot and shall be maintained in working condition and clean. When sewage system is available to be connected to the municipal or community treatment plant, approved by the State Board of Health, then each dwelling unit shall be connected within a reasonable time.
5. No flat, apartment, multi-family dwelling, duplex, mobile home or modular home of any kind will be permitted on any said lot.
6. Any junk or non running vehicles must be stored indoors or behind a privacy fence.
7. No kennels or breeding farm of any kind for any type of animal is not permitted.
8. The lots are restricted so that once construction has started on a building, construction shall continue until the building is completed, except for interruption due to weather or acts of God, and all buildings shall be completed on the outside within 12 months of the foundation being dug. This includes all outbuildings, barns, and garages, and the owners of the lots which have not been sold to individual people may farm said lots so as to keep them from growing up in weeds and trash, thistles and that said farming operation until such lots have been developed, will not be a violation of these restrictive covenants for the reason that the farming will keep down the weeds and keep the ground in good condition.

5165-444-2217

9. It is expected that each owner will do a reasonable amount of landscaping and in any event must seed the yard during the first growing season. It is required that owners keep all grass and woods mowed and trimmed in a neat and presentable manner. Should any owner fail to properly cut and mow his/her property after due notice has been brought to his/her attention, the Control Committee may cause such cutting, mowing and trimming as may be necessary and charge the cost thereof to such owner or if said lot has not been mowed for the entire season by August 15th, then the Control Committee shall have the right to have it mowed at a going price for custom mowing, without notifying the owner, if he/she should fail to pay such charges the same may be collected in a civil action filed by the said Control Committee against said owner, or charges can be assessed to the tax bill for collection.

10. The Control Committee shall have the power and authority to assess each lot not to exceed \$25.00 per year for whatever period is decided, such funds to be used to pay all expenses, legal and otherwise, to enforce these covenants including collection of money due to the Committee. There is no limitation of the number of times such assessments can be made. The assessment shall be effective upon written notice being delivered to each owner at their last known address and an affidavit of such assessment being record with the Register of Deeds of Reno County, Kansas

11. The original Control Committee shall consist of two (2) persons, Curt and Kendra Ernst. If any of said persons fail to serve in said committee, the remaining committee members shall appoint a successor from a property owner in Ernst Acres Second Addition. The term for each committee member shall be indefinite. At any time a majority of owners of building sites in said development may recall and replace any or all members of said committee. Members of said Control Committee shall serve without compensation.

12. All building plans to be approved by the Control Committee and signed by at least one member of the Control Committee. This includes all residential, garage and other outbuildings, builder is to prevent blowing trash and debris from becoming a nuisance to adjacent property owners.

13. These protective covenants and restrictions shall run with the land and be binding on the undersigned and their successors in title and other respective heirs and assigns until December 31, 2015, at which time said protective covenants and restrictions shall be automatically extended for a successive period of ten (10) years each unless by a vote of a majority in number of the then owners of the land in said addition (as shown by the records in the Office of the Register of Deeds of Reno County, Kansas) and it is agreed to change said restrictive covenants in whole and in part.

14. If the parties hereto or either of them or their successors in title or their respective heirs and assigns, shall violate any of the foregoing protective covenants and restrictions, it shall be lawful for any other person or persons, owning any portion of said addition, to prosecute in any court of competent jurisdiction any proceeding of law or in equity against the person or persons so violating or attempting to violate any such covenants or restrictions, either for the purpose of preventing him or them from so doing or to recover damage for such violation or both

15. The invalidation of any of said restrictive covenants by judgement or court order shall in no way effect any of the other provisions which other provisions shall remain in full force and effect

16. In the event of an emergency situation one or more of these covenants may be broke for the time period of 12 months at a time. In order to do so it must be brought to a majority vote of the Control Committee and the surrounding neighbors.

516-444-2217



Comments
The Renwick Subdivision (Final Plat)
Case #2022-05

RENO COUNTY DEPARTMENTS

Darcy Basye, Environmental Health Supervisor, Health Department

Reno County Health Department /Environmental Staff have worked with the developer in the evaluation of each lot to ensure that a well and wastewater system can be permitted and installed per lot. Please review Preliminary Plat comments. Each lot has its own challenges for development, such as drainage, wetlands, ponds, and other low areas. Results of the site evaluations are not conclusive as each new owner may have a slight variation of the layout and function of their lot. Future site evaluations may and will need to occur as a lot is developed, as each site can be uniquely developed. Reno County Staff are able to evaluate each site for minimal code compliance; staff are not able to select, or provide personal input, on wastewater systems, wells, mortgage inspections, or other Environmental Health issues. Staff did not give any consideration to esthetics or size of future structures.

We encourage the owner of each lot to continue working with Environmental staff as their property is developed, to ensure the requirements of the Reno County Sanitation code can be met.

OTHER AGENCIES

None

WRITTEN PUBLIC COMMENTS – IN FAVOR OF THE PETITION

None

WRITTEN PUBLIC COMMENTS – NEUTRAL ON THE PETITION

None

WRITTEN PUBLIC COMMENTS – AGAINST THE PETITION

None

Mark Vonachen

From: Shelby Hendrickson <shelhendrickson@gmail.com>
Sent: Monday, October 17, 2022 4:56 PM
To: Mark Vonachen
Subject: [EXT_SENDER] Informal petition
Attachments: petition signatures - page 5.pdf; Petition signatures - pages 1 to 4.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Mark-

Included in this email is the informal petition regarding case 2022-05. Please forward this email and attachments on to the subcommittee members.

Please note that there are 9 property owners (not counting for double if there were spouses/multiple owners for one property, or one owner of multiple properties) within the notification boundary (i.e., owners notified about the proposed platting of the subdivision in case 2022-05) that signed this petition, plus additional residents who are opposed to a subdivision in RURAL Reno County. **It is clear that a majority of the surrounding property owners are OPPOSED to this subdivision.**

Thank you,
Shelby Hendrickson



Public Hearing Rescheduled

Return to Shelby Hendrickson

to July 21st Thursday @ 4:30pm



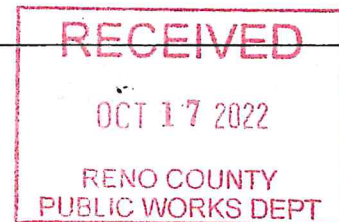
22705 S.

Petition to Stop the Development of The Renwick Subdivision

Willison Rd



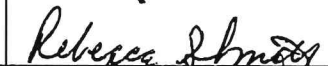
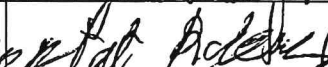
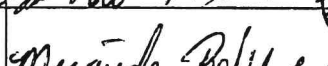

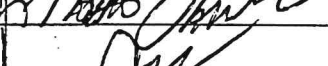
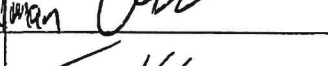


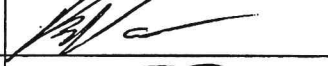
Petition summary and background	The Renwick Subdivision is a proposed residential subdivision that would consist of six (6) lots on approximately 30 acres of land located on the South side of E. Silver Lake Road, and approximately 600 feet East of the intersection of E. Silver Lake Road and S. Willison Road. It is currently zoned R-1 (Rural Residential District) after zoning changes took place in 2016.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now and to deny the subdivision development in the requested plot.

Printed Name	Signature	Address	Comment	Date
Nick Hilger	<i>Nick Hilger</i>	23500 S. Willison Rd	When they change the flow of the water in the flood plain +	
Justin Meus	<i>Justin Meus</i>	23500 S. Willison Rd	yes it is a marshy area, what will it do to the ground surrounding it.	
Elizabeth Wise	<i>Elizabeth Wise</i>	23500 S. Willison Rd		
Tim Hilger	<i>Tim Hilger</i>	23500 S. Willison Rd		
Berglyn S. Hilger	<i>Berglyn S. Hilger</i>	9406 East Picty Prairie Rd. Mount Hope KS		6/14/2022
Eric Hilger	<i>Eric Hilger</i>	23500 S. Willison Rd		67168
Keith Hilger	<i>Keith Hilger</i>	9714 E Picty Prairie Rd		
Joe Archambeau	<i>Joe Archambeau</i>	23500 S. Willison Rd.		6/17/22
Brian Dewey	<i>Brian Dewey</i>	32070 W 6th St S	To much traffic w/ cattle	
Taylor Stepha	<i>Taylor Stepha</i>	23500 S. Willison Rd		
ⓧ Ron Simon	<i>Ron Simon</i>	23500 S. Willison Rd 1656 N. 3		6-22/22



Petition to Stop the Development of The Renwick Subdivision

<p>Perfor summary and background</p>	<p>The Renwick Subdivision is a proposed residential subdivision that would consist of six (6) lots on approximately 30 acres of land located on the South side of E. Silver Lake Road, and approximately 600 feet East of the intersection of E. Silver Lake Road and S. Willison Road. It is currently zoned R-1 (Rural Residential District) after zoning changes took place in 2016.</p>
<p>Action petitioned for</p>	<p>We, the undersigned, are concerned citizens who urge our leaders to act now and to deny the subdivision development in the requested plot.</p>

Printed Name	Signature	Address	Comment	Date
Matthew Ewertz		22715 S. Astoria Rd	Restricts View of Lake	6-3-22
Dustin Rohr		27129 W 77 th St. N.	Restricts View of lake	6/3/22
Rebecca Smith		9410 E Silverlake Rd	Restrict View of Lake	6/3/22
Pat Richards		7260 E. Astoria Rd		6/3/22
Miranda Roberts		22611 S Astoria Rd		6/4/22
Patricia Richardson		22611 S. Astoria Rd	Noise, Traffic	6/4/22
Angie Valentine-Rohman		9317 E Silverlake Rd	Noise traffic	6/4/22
TRENTON VALENTINE		9317 E SILVERLAKE RD	NOISE, TRAFFIC, PEOPLE	6-4-22
Brian Rohman		9317 E Silverlake Rd	Noise, Traffic, People	6/4/22
Ashley Valentine		9317 E Silverlake Rd	PEOPLE	6-4-22
ALBERT BENNETT		9413 E SILVER LAKE RD	NOISE, TRAFFIC, PEOPLE	6/4/22

Petition to Stop the Development of The Renwick Subdivision

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RENO COUNTY
PUBLIC WORKS DEPT

Petition summary and background	The Renwick Subdivision is a proposed residential subdivision that would consist of six (6) lots on approximately 30 acres of land located on the South side of E. Silver Lake Road, and approximately 600 feet East of the intersection of E. Silver Lake Road and S. Willison Road. It is currently zoned R-1 (Rural Residential District) after zoning changes took place in 2016.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now and to deny the subdivision development in the requested plot.

Printed Name	Signature	Address	Comment	Date
Shelby Hendrickson		22705 S. Willison Rd Haven KS	wildlife, noise, traffic, people, loss of view of lake	6-3-22
Paul Hendrickson		22705 S. Willison Rd, Haven KS	People, traffic, noise, loss of view	6/3/22
Keith Engweiler		8710 E. Silver Lake Rd		
ELIZABETH METCALF		9215 E Silver Lake Rd	noise, safety, traffic	6-6-22
Alicia Hilger		23500 S. Willison Rd	road	
Sherni Schneider		5 N Stadium Haven KS	it would affect wildlife	6-16-22
Shannin Rettig		6706 E. Castleton Rd Haven, KS	Not Suitable for Rural Res	6-16-22
Chad Mathis		6706 E Castleton Rd		6-16-22
Vicki Myers		210 S. Wichita St. Haven	Not suitable for Rural	6-16-22
Jerry Metcalf		9215 E. Silver Lake Rd Haven	Too many dwelling in a small area	7-18-22

shelby
retig

Items relating to the Reno County, KS Comprehensive Plan Update (published in 2018)

Page 3 states that “growth is encouraged near the small cities within the “areas of urban influence”, and that “cities and the County should continue coordinating in order to attract urban development to the ‘areas of urban influence’”.

Page 4 provides key points for the comprehensive plan, that “prime farmland and rare or unique agricultural production acreage should be protected from unreasonable encroachment by non-farm or urban development”.

Page 23 discusses residential land, and the capacity of the county to serve growth. “The non-farm related residential development in Reno County tends to be located near incorporated cities and highway corridors. Many people perceive the countryside as a safer, cleaner, cheaper, and more rewarding place to live, compared to the congestion, crime, and high property taxes of cities.” Additionally, it adds that “agricultural tracts of land are often parceled out for small suburban home sites, creating additional strain on rural roadways, drainageways, and other public infrastructure and services.”

Page 23 also states that “initially, a house here and a house there does not seem to place a large burden on the environment or local services; nor does it appear to cause major conflicts with farm neighbors. But over time, the scatter of houses can add up to sewage disposal and water quality problems, as well as with conflicts between farm operators and rural newcomers”, and it says that “the cost of providing the physical infrastructure to support growth is higher in sparsely populated areas than the costs of development in close proximity to existing communities with the capacity to extend municipal services.”

Page 25 maintains that future development within the county which is beyond the service boundary of a city “should still be encouraged to locate on lands less productive” because of the secondary benefits of living in a rural area (such as maintaining hunting and fishing areas, agri-tourists, reserving lands for other recreational opportunities). The most important item on this page is that “to remain a part of the landscape, agriculture must have the freedom to farm and maintain access to the land it needs to manage properly”.

Page 46 specifically addresses what an increased demand and strain that the sheriff’s office and law enforcement agencies would see if growth in rural areas continues to grow. It states, “The increase in property crimes is typical with an increase in non-farm rural residential development because the homes are more likely to be unoccupied during the daytime” and “the result is growing demands for more patrols and more visibility, which adds to the cost to the County”.



Page 52 points out a concern regarding the number of requests to create new suburban-scale subdivisions within the County for new home sites, and challenges to the current regulations. It was explicitly stated that “this issue needs to be studied and reviewed for potential new procedures to accommodate future development reasonably without eliminating the existing requirements”.

Another important aspect discussed was the “acreage policy”, and that “any division of tracts of land less than 40 acres does not always work in the long-term best interests of the County”. “Efforts should continue to create additional mechanisms” to address unplanned rural subdivisions that challenge orderly growth “without sacrificing the overall value of managing changes within the rural portion of the County.”

Page 54 discusses use of residential land in rural areas of the County, and that it is “primarily for single-family residential uses and should generally be confined to the immediate environs surrounding many of the cities within the County”. Failing to do so has resulted in “an intermingling of residential and agricultural land uses” that could result in a variety of problems. Additionally, it adds, “People who invest in housing within the rural areas of Reno County should be afforded protections from outside impacts” and that “proposals for housing at a density higher than single-family are not considered suitable for the rural areas and should be STRONGLY ENCOURAGED to locate within the incorporated cities.”

Page 66, objective 3: Minimize land use incompatibilities and ensure that adjacent developments are comparable in density and quality, thereby providing for a smooth transition between land uses. **Objective 4:** “Coordinate future development with the physical environment, placing a premium upon developing in harmony with existing natural features.

Lastly, on Page 55, the last sentence of the Conclusion: “The role of Reno County will remain one of seeking opportunities to assure that new developments occur to the benefit of **ALL AFFECTED PROPERTY OWNERS**”.

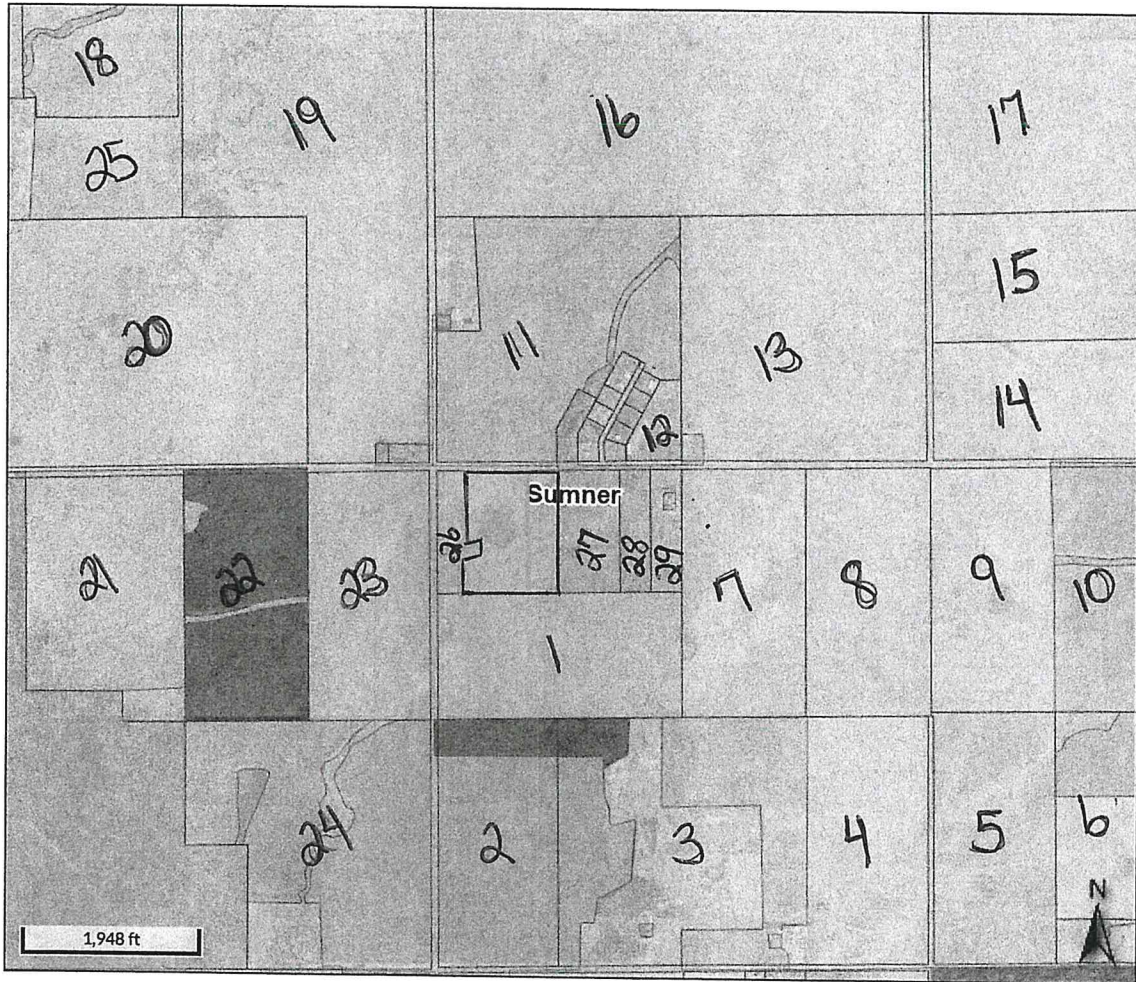
We respectfully ask that you all vote no, and reject this proposal.

Thank you,

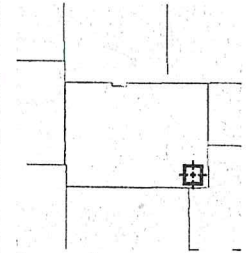
Shelby & Paul Hendrickson



handout #1



Overview



Legend

- Parcels
- Agricultural Land Use**
 - 1
 - 2
 - 3
 - 6
 - 8
 - CRP
 - DR
 - IR
 - NA
 - NG
 - SA
 - TG
 - VA
 - WT
- Townships
- Road Centerline
- Reno County Boundary

Parcel ID 294170000004000
 Sec/Twp/Rng 17-26-04W
 Property Address E SILVER LAKE RD
 Haven

Alternate ID R33236
 Class A - Agricultural Use
 Acreage 19.5

Owner Address ADAMS, NICHOLAS K & DANIELLE L
 209 E WICHITA AVE
 COLWICH, KS 67030

District 295
 Brief Tax Description SUMNER TOWNSHIP, S17, T26, R04W, ACRES 19.5, COM NW COR N/2 TH E 337.23FT TO POB TH E 653.04FT TH S 1334.92FT TH W 718.54FT TH N 331.14FT TH E 68.87FT TH NELY 149.96FT TH NWLY 161FT TH SWLY 124FT TH N 788.89FT TO POB LESS RD R/W
 (Note: Not to be used on legal documents)

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Developed by  Schneider
 GEOSPATIAL

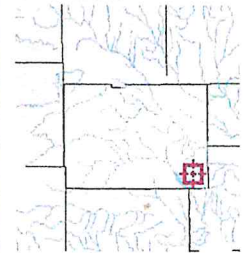


79.87 Ag use
77.02 Ag use
239.05 Farm Homesite
79.78 Ag use
71.18 Ag use
158.49 Ag use
80.06 Ag use
80.69 Ag use
156.63 Ag use
93.37 Ag use
117.04 Ag use
8.65 Ag use
156.36 Farm Homesite
74.52 Ag use
80.03 Ag use
312.38 Ag use
154.89 Ag use
56.79 Ag use
229.55 Ag use
219.74 Ag use
93.01 Ag use
79.48 Ag use
78.59 Ag use
138.55 Ag use
62.64 Ag use
9.01 Ag use
19.48 Residential
9.72 Residential
9.84 Farm Homesite
3026.41 acres surrounds proposed subdivision
Ag use 83%
Farm homesite 10%
residential 7%





Overview



Legend

- Parcel Numbers
- Parcels
- Townships
- Road Centerline
- Reno County Boundary

Parcel ID 2930803001012000
 Sec/Twp/Rng 08-26-04W
 Property Address 22716 S ASTORIA RD
 Haven

Alternate ID R33231
 Class R - Residential
 Acreage n/a

Owner Address ROHR, DUSTAN L
 22716 S ASTORIA RD
 HAVEN, KS 67543

District 295
 Brief Tax Description ASTORIA HEIGHTS, S08, T26, R04W, BLOCK 2, Lot 1
 (Note: Not to be used on legal documents)

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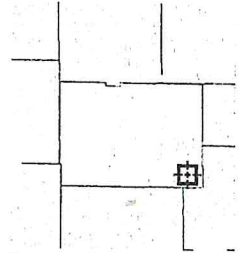
Developed by Schneider GEOSPATIAL



- 9 lots
 - owned by 5 people
 - 3 families
 - 2 lived in residential structures
 - every single property owner signed against proposed subdivision



Overview



Legend

- Parcels
- Agricultural Land Use**
 - 1
 - 2
 - 3
 - 6
 - 8
 - CRP
 - DR
 - IR
 - NA
 - NG
 - SA
 - TG
 - VA
 - WT
- Townships
- Road Centerline
- Reno County Boundary

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 Sec/Twp/Rng 17-26-04W
 Property Address E SILVER LAKE RD
 Haven

Alternate ID R33236
 Class A - Agricultural Use
 Acreage 19.5

Owner Address ADAMS, NICHOLAS K & DANIELLE L
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Brief Tax Description SUMNER TOWNSHIP, S17, T26, R04W, ACRES 19.5, COM NW COR N/2 TH E 337.23FT TO POB TH E 653.04FT TH S 1334.92FT TH W 718.54FT TH N 331.14FT TH E 68.87FT TH NELY 149.96FT TH NWLY 161FT TH SWLY 124FT TH N 788.89FT TO POB LESS RD R/W
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Landowners opposed to proposed subdivision in immediate proximity.

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ENGINEERING SUCCESS



411 N. Webb Rd.
Wichita, KS 67206
316.684.9600

DRAINAGE REPORT FOR

The Renwick Addition
Reno County, Kansas

PROJECT NUMBER: 2101010319
REVISED DATE: September 22, 2022
DATE: September 13, 2022



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General Information

Purpose

The purpose of this report is to evaluate drainage for the proposed Renwick Addition residential development. This report reviews existing drainage conditions and evaluates proposed drainage conditions as a result of the proposed improvements to the site and its conformance with the county requirements for managing stormwater runoff. This report is required as a part of the platting process.

History

This report was originally submitted to the County on May 6, 2022 by MKEC Engineering. The report had been revised to further refine the plan for drainage and structure sizes dated June 3, 2022. The report had been further revised to address comments. The report has been revised to address county comments regarding water and sanitary systems for the lots. This report supersedes and replaces the previous report.

Location

The proposed Renwick Addition development is approximately 29.1 acres and is located in the Reno County, Kansas. The site is located south of E. Silver Lake Road, east of South Willison Road, and north of East Pretty Prairie Road in Section 17, Township 26 South, Range 4 West. The site is shown on the USGS Quadrangle Exhibit, Appendix A and the Aerial Exhibit, Appendix B.

Development

The site is undeveloped with two existing ponds located on the site. The site will be developed with large residential lots. The site plan included as Appendix C.

Datum

The project is shown in NAVD 88 Datum.

Soils

The drainage basins on site are comprised of the following soil types according to the Natural Resources Conservation Service (NRCS) Soil Survey, Appendix D:

- Jamash Clay Loam, 0 to 8 percent slopes, HSG "D"
- Jamash-Piedmont Clay Loams, 1 to 3 percent slopes, HSG "D"

The Hydraulic Soil Group (HSG) for selection of runoff curve numbers (CN) is HSG "D".

Flood Insurance Rate Map (FIRM)

The site is shown on FEMA FIRM Panel 20155C0675F, Reno County and Incorporated Areas, effective January 6, 2010, Appendix E. The site is located on Zone X, areas outside of the 100-year flood plain.

Drainage Patterns

Hydrologic Methods

The existing and proposed drainage areas were modeled using Hydraflow Hydrographs by AutoCAD, Appendix F. The SCS Method, Type II, 24-hour rainfall, was used in calculations with rainfall depths determined from the NOAA Atlas 14 Mount Hope, Kansas, as shown in Table 1. Time of Concentration was calculated using the TR-55 Method in Hydraflow Hydrographs, Appendix F.

Table 1. Rainfall Depths (inches) for 24- Hour Design Storm

	1-Yr	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr
Mount Hope, Kansas	2.82	3.30	4.13	4.85	5.87	6.70	7.55

Drainage Conditions

Existing Conditions

Under existing conditions, the site generally drains from northeast to southwest as it leaves the site at the western property line. The site receives stormwater runoff from multiple offsite areas and conveyance structures under E. Silver Lake Road. The conveyance structures under E. Silver Lake Road will be used as the design standard for proposed conveyance structures. The site contains two existing detention areas which receive stormwater runoff from site and offsite areas. The existing curve number is 84 to represent the undeveloped area. The existing drainage areas are shown in Appendix G. Table 2 describes existing drainage area conditions.

Table 2. Existing Drainage Conditions

Basin	Area (acres)	Tc (min)	CN	2-Yr (cfs)	5-Yr (cfs)	10-Yr (cfs)	25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
Offsite 1	8.2	13.4	84	17.4	26.3	32.6	41.8	49.1	55.5
Offsite 2	44.9	34.0	84	59.6	90.7	113	146	171	194
Offsite 3	177	54.4	84	173	264	329	424	500	566
Offsite 4	33.4	20.5	84	60.0	91.0	113	145	171	193
Existing Site 1 (Undetained)	16.3	11.8	84	39.6	59.7	74.1	94.8	111	126
Existing Site 2	10.1	10.0	84	24.5	37.0	45.9	58.8	69.0	78.0
Existing Site 3	2.7	5.0	84	7.64	11.5	14.2	18.1	21.2	24.0
Existing Flow from Site (with Detention) *				148	302	408	553	665	757

*Existing flows from the site include the flow out of the existing detention facilities, undetained site areas, and offsite drainage areas.

Offsite Drainage Area 1 is 8.2 acres and drains from north to south as it enters the site through a 24" CMP located under E. Silver Lake Road. The 24" CMP has the capacity to convey 10.85 cfs; the capability of conveying two-thirds of the 2-year design event. E. Silver Lake Road is overtopped at this location in all design storms under existing conditions. The depth of water over the low point of the roadway is approximately 4 inches in the 100-year design storm for approximately 790 feet of the roadway adjacent to the site area. This offsite drainage area drains to Site Drainage Area 1 and will leave the site undetained. Offsite Drainage Area 2 is 44.9 acres and drains from north to south as it enters the site through an existing 28"x42" CMP under E. Silver Lake Road. The 28"x42" CMP has the capacity to convey 16.7 cfs, which only accounts for one-fourth of the 2-year design event. E. Silver Lake Road is overtopped at this location in all design storms under existing conditions. This offsite area drains to Site Drainage Area 2. These areas will combine to flow to the existing downstream pond. Offsite Drainage Area 3 is 177 acres and drains from north to south as it enters the site through an existing 8'x3' RCB located under E. Silver Lake Road. The 8'x3' RCB has the capacity to convey 280 cfs; the capability of conveying the 5-year design event. This offsite area drains to Site Drainage Area 3. These areas combine to flow to the existing upstream pond. Offsite Drainage Area 4 drains from east to west and is 33.4 acres which includes the remaining offsite area draining to the site. This offsite area drains to Site Drainage Area 1 and will leave the site undetained.

Existing Site Drainage Area 1 is 16.3 acres and generally drains from east to west as it exits the site undetained. The site area receives stormwater runoff from two offsite drainage areas and the outfall from

the existing downstream detention facility. Existing Site Drainage Area 2 is 10.1 acres and includes the area draining to the downstream pond located at the middle of the site. The upstream pond also outfalls to the pond through 2-24" CMPs. The downstream pond outfalls through an existing broad crested earthen weir structure, Table 4. Existing Site Drainage Area 3 is 2.7 acres and includes the remaining site area. This site area drains to the existing upstream detention facility located at the northeastern side of the property, Table 3. This pond outfalls through two existing 24" CMPs to the downstream pond. Since the 100-year of the downstream pond is higher than the normal pool of the upstream pond, these ponds have been modeled as hydraulically connected. The existing ponds provide a combined storage volume of 20.6 acre-feet. The runoff from the site drains to the west.

Table 3. Existing Detention Facility- Upstream Pond 1.

Basin Name	2-Yr (cfs)	5-Yr (cfs)	10-Yr (cfs)	25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
Flow In (cfs)	174	265	330	425	501	588
Flow Out (cfs)*	-	-	-	-	-	-
Storage Vol. (cu-ft)	2.2	2.6	2.8	3.1	3.3	3.5
W.S. Elevation (ft)	1460.8	1461.2	1461.3	1461.6	1461.7	1461.9
Outlet Structure	2-24" RCP at 1457.0' 65' Broad Crested Earthen Weir at 1460.0' 40' Broad Crested Earthen Weir at 1461.0' 25' Broad Crested Earthen Weir at 1462.0' 280' Broad Crested Earthen Weir at 1463.0'					

*No flow due to being modeled as an interconnected pond

Table 4. Existing Detention Facility-Downstream Pond 2.

Basin Name	2-Yr (cfs)	5-Yr (cfs)	10-Yr (cfs)	25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
Flow In (cfs)*	-	-	-	-	-	-
Flow Out (cfs)	148	302	408	553	665	688
Storage Vol. (cu-ft)	10.9	13.1	14.2	15.5	16.3	17.1
W.S. Elevation (ft)	1459.1	1459.4	1459.6	1459.8	1460.0	1460.1
Outlet Structure	10' Broad Crested Earthen Weir at 1457.0' 16' Broad Crested Earthen Weir at 1458.0' 135' Broad Crested Earthen Weir at 1459.0' 480' Broad Crested Earthen Weir at 1460.0'					

*No flow due to being modeled as an interconnected pond

Proposed Conditions

Under proposed condition, the site will continue to drain in similar drainage patterns as existing conditions. The proposed site improvements include six residential lots ranging from 3.2 to 6.0 acres in size. The curve number has been increased to 86 to represent the residential lots. The proposed drainage areas are shown on the drainage plan in Appendix H. Table 5 describes proposed drainage area conditions.

Table 5. Proposed Drainage Conditions

	Area (acres)	Tc (min)	CN	2-Yr (cfs)	5-Yr (cfs)	10-Yr (cfs)	25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
Offsite 1	8.2	13.4	84	17.4	26.3	32.6	41.8	49.1	55.5
Offsite 2	44.9	34.0	84	59.6	90.7	113	146	171	194
Offsite 3	177	54.4	84	173	264	329	424	500	566
Offsite 4	33.4	20.5	84	60.0	91.0	113	145	171	193
Proposed Site 1 (Undetained)	16.3	10.0	86	43.1	63.6	78.1	98.8	115	130
Proposed Site 2	10.1	10.0	86	26.7	39.4	48.4	61.2	71.5	80.4
Proposed Site 3	2.7	5.0	86	8.29	12.2	14.9	18.8	21.9	24.6
Proposed Flow from Site (with Detention) *				148	301	406	550	659	756

*Proposed flows from the site include the flow out of the proposed detention facilities, undetained site areas, and offsite drainage areas.

The site will continue to receive stormwater runoff from the offsite drainage areas as described in existing conditions. The proposed site improvements will not affect the existing conveyance structures located under E. Silver Lake Road or the sheet flow to the existing ponds located onto the site. E. Silverlake Road will continue to be overtopped in every design storm. Minimum pads will be set on adjacent lots to be above the water surface elevation over the existing roadway. The proposed site improvements do not affect the location of the existing ponds but will update the outlet structures. A dam breach analysis was recommended by the third-party reviewer. Per County recommendations, a dam breach analysis will not be performed as failure of a private pond embankment would be considered overly cautious for the private pond since the pond is not within the jurisdiction of the Kansas Department of Agriculture Department of Water Resources. The proposed site layout will also avoid disturbing USACE wetlands.

Proposed Site Drainage Area 1 is 16.3 acres and continues to include the areas of the development leaving the site undetained. Proposed Site Drainage Area 2 is 10.1 acres and contains the area of the development draining to the downstream pond located at the middle of the site, Table 7. The pond's outlet will be regraded as a 5' broad crested earthen weir at 1456.5' to better convey runoff from the site. Erosion control measures will be implemented on the downstream end of the regraded outlet structure to prevent damage to the embankment. The crest elevation of the weir will be graded downstream at a 0.6% slope until the grade daylight. Structures under Adams Court are sized to the 5-year rain event to convey stormwater runoff from the offsite drainage areas through site drainage area 2 to detention facility 2. The structure under Adams Court, directly south of the 28"x42" CMP under E. Silver Lake Road, is configured to 2-28"x42" CMPs at a minimum of 0.75% slope to convey a 5-year rain event. This structure will require erosion control adequate to handle 8.0 ft/s. The next structure along Adams Court is configured to a 24" RCP minimum slope of 0.4% to convey a 5-year rain event. Adams Court will be overtopped in design storms larger than a 5-year event. The roadway will become a low water crossing in larger design storms in order to maintain similar drainage patterns to existing conditions. The low water crossing will span from the first conveyance structure to the pond outlet, adjacent to existing wetland areas. Passage to lots further into the development will be limited by the low water crossings. Proposed Site Drainage Area 3 is 2.7 acres and includes the remaining site area draining to the upstream detention facility located at the northeastern side of the property. The pond's outfall has been reconfigured to a single 8'x3' RCB structure to convey the upstream pond to the downstream pond. The outfall will convey the 100-year design storm without increases the 100-year water surface elevation when compared to the existing pond, Table 6. The water surface elevation (WSEL) will overtop the existing road during the 5, 10, 25, 50, 100 -year rain events. The 100-year rain event will flood the road at 1.3 ft of water depth to the surface of the road. This creates a low water crossing

that requires extra erosion control around the side slopes of the RCB. These ponds will continue to be modeled as hydraulically connected and provide a combined storage volume of 13.1 acre-feet. The increased storage volume will detain the slight increase in flow rates from the site due to the increase in impervious area. The runoff from the site will continue to drain to the west and has decreased in every design storm.

Table 6. Proposed Detention Facility- 1.

Basin Name	2-Yr (cfs)	5-Yr (cfs)	10-Yr (cfs)	25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
Flow In (cfs)	174	265	331	425	501	568
Flow Out (cfs)*	-	-	-	-	-	-
Storage Vol. (cu-ft)	1.7	2.2	2.4	2.8	3.0	3.2
W.S. Elevation (ft)	1460.4	1460.8	1461.1	1461.3	1461.5	1461.7
Outlet Structure	8'x3' RCB at 1457.0' 65' Broad Crested Earthen Weir at 1460.0' 40' Broad Crested Earthen Weir at 1461.0' 25' Broad Crested Earthen Weir at 1462.0' 280' Broad Crested Earthen Weir at 1463.0'					

*No flow due to being modeled as an interconnected pond

Table 7. Proposed Detention Facility-2.

Basin Name	2-Yr (cfs)	5-Yr (cfs)	10-Yr (cfs)	25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
Flow In (cfs)*	-	-	-	-	-	-
Flow Out (cfs)	136	280	376	505	620	705
Storage Vol. (cu-ft)	11.4	13.5	14.6	15.9	11.9	12.4
W.S. Elevation (ft)	1459.2	1459.5	1459.7	1459.9	1460.0	1460.1
Outlet Structure	5' Broad Crested Earthen Weir at 1456.5' 16' Broad Crested Earthen Weir at 1458.0' 135' Broad Crested Earthen Weir at 1459.0' 480' Broad Crested Earthen Weir at 1460.0'					

*No flow due to being modeled as an interconnected pond

Table 8. Flow Rate Comparison from the Site.

	2-Yr (cfs)	5-Yr (cfs)	10-Yr (cfs)	25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
Existing	148	302	408	553	665	757
Proposed	148	301	406	550	659	756
Decrease	0%	0.3%	0.5%	0.5%	1%	0.1%

Minimum Pads

Minimum pad elevations are set two feet above the adjacent roadway, adjacent ponds, or adjacent waterways.

Table 9. Minimum Pad Elevations

Block	Lot	Source	BFE	Min. Pad Elevation
1	1	Proposed D/S Pond 2	1460.1	1462.1
1	2	Adjacent Waterway (Downstream D/S Pond 2)	1454.0	1456.0
1	3	Adjacent Waterway	1458.0	1460.0
1	4	Adjacent Waterway	1459.0	1461.0
1	5	Proposed U/S Pond	1461.7	1463.7
1	6	Adjacent Roadway (E. Silverlake Road)	1462.3	1464.3

Utilities

Water

Each lot will be served by a private water well.

Sanitary Sewer

Each lot will be served by a private wastewater system.

Stormwater Sewer

Proposed stormwater sewer lines will convey runoff to mimic existing drainage patterns under the proposed roadway. Proposed conveyance structures will be located under the proposed roadway at the locations of the existing structures to convey site and offsite areas to the respective ponds.

Permitting

U.S. Army Corps of Engineers

A blue line stream is located on the site. A preliminary jurisdictional determination (PJWD) was submitted to USACE. The preliminary wetland identification and delineation for the Renwick property was performed by GSI Engineering, LLC in July 2022. GSI identified potential WOTUS that includes 1,373 feet of blue line stream, approximately 581 feet of agricultural drainage, approximately 1.73 acres of ponded area, and approximately 1.83 acres of wetland habitat at the subject property. It is anticipated that further USACE permitting will be required and the PJWD will help determine if the USACE is claiming jurisdiction and what will need to be done for permitting.

Federal Emergency Management Agency (FEMA)

There are no FEMA floodplains on the site; therefore, permitting through FEMA will not be required.

Kansas Department of Health and Environment (KDHE)

Since the site disturbs more than 1.0 acre, a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) will be required.

Kansas Department of Wildlife, Parks, and Tourism (KDWPT)

The KDWPT will be contacted during the KDHE NOI permitting process. It is not anticipated there will be any concerns.

Kansas Historical Society (KSHS)

The KSHS will be contacted during the KDHE NOI permitting process. Since there are no historical buildings on site, it is not anticipated there will be any concerns.

Kansas Division of Water Resources (DWR)

Water Structure, Channel Changes, and Floodplain Fill

Since all the drainage areas draining through the site are under 640 acres, water structures, channel change, and floodplain fill permits should not be required. DWR will be contacted to confirm that there are no permitting requirements.

Water Appropriations

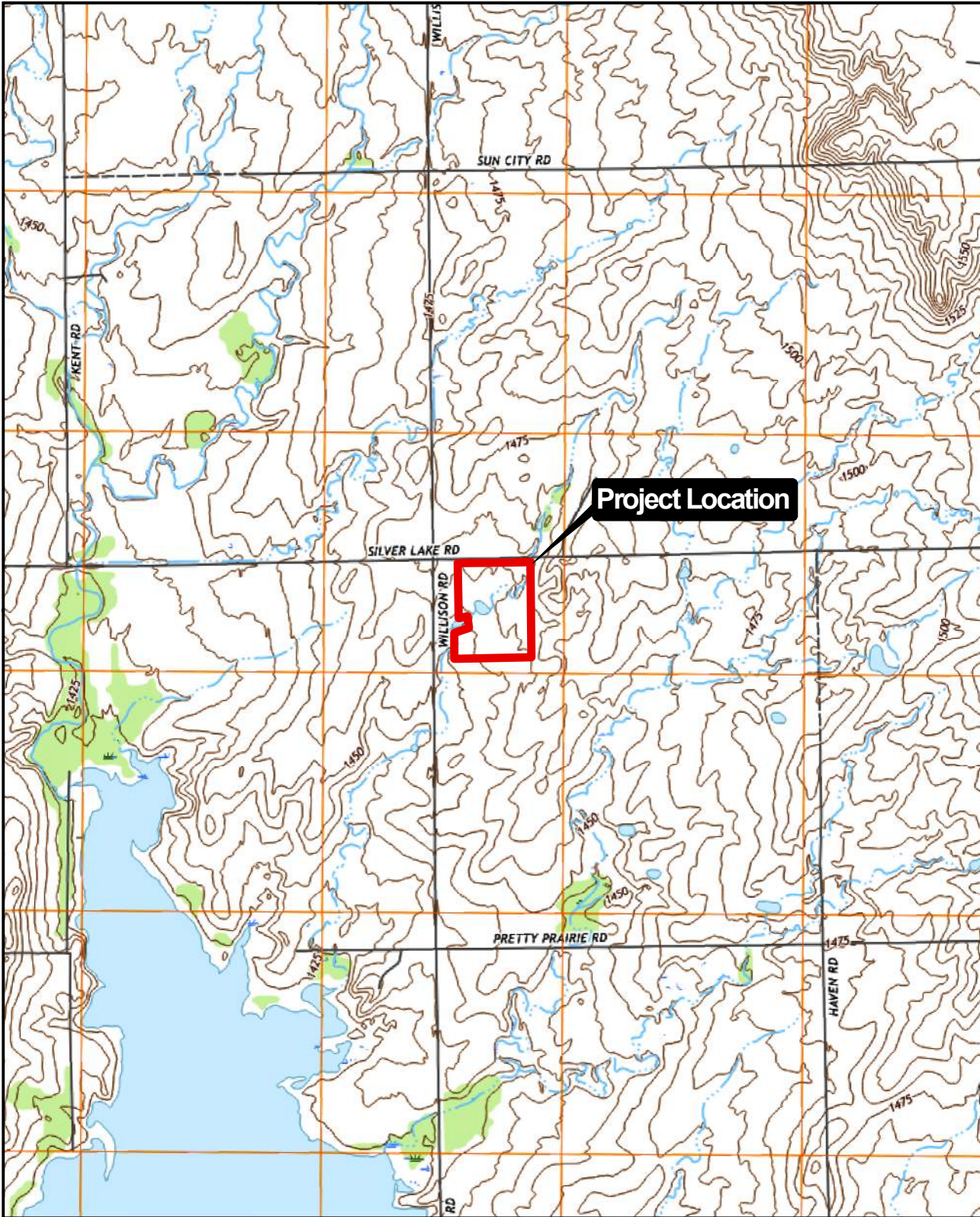
A water appropriations permit may be required as the site has ponds with total storage volume of 15.7 acre-feet.

Summary

The Renwick development is located in Reno County, Kansas. The site improvements include six large residential lots ranging from 3.2 to 6.0 acres. Two existing ponds are located on the site and the general size and shape will be untouched by the development. The outlet structures for the ponds will be reconfigured to better convey stormwater runoff from the site. Site improvements will provide adequate detention storage volume in order to reduce peak flow rates from the site in all design storms.

Under existing conditions, E. Silver Lake Road overtops during storm events larger than a 2-year design storm and will continue to overtop under proposed conditions. The proposed Adams Court in the development will be designed to similar standards as E. Silver Lake Road and will overtop during events larger than a 5-year design event.

Appendix A - USGS Quadrangle



USGS QUAD EXHIBIT
THE RENWICK
HAVEN, RENO COUNTY, KANSAS

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SEC: 17
TWP: T26S
RNG: R4W

PROJECT NO. 2101010319

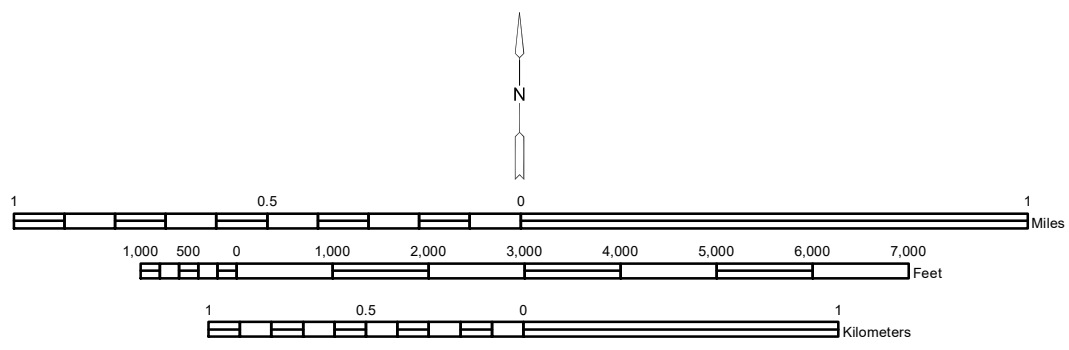
DATE May 2022

SCALE 1"=2000'

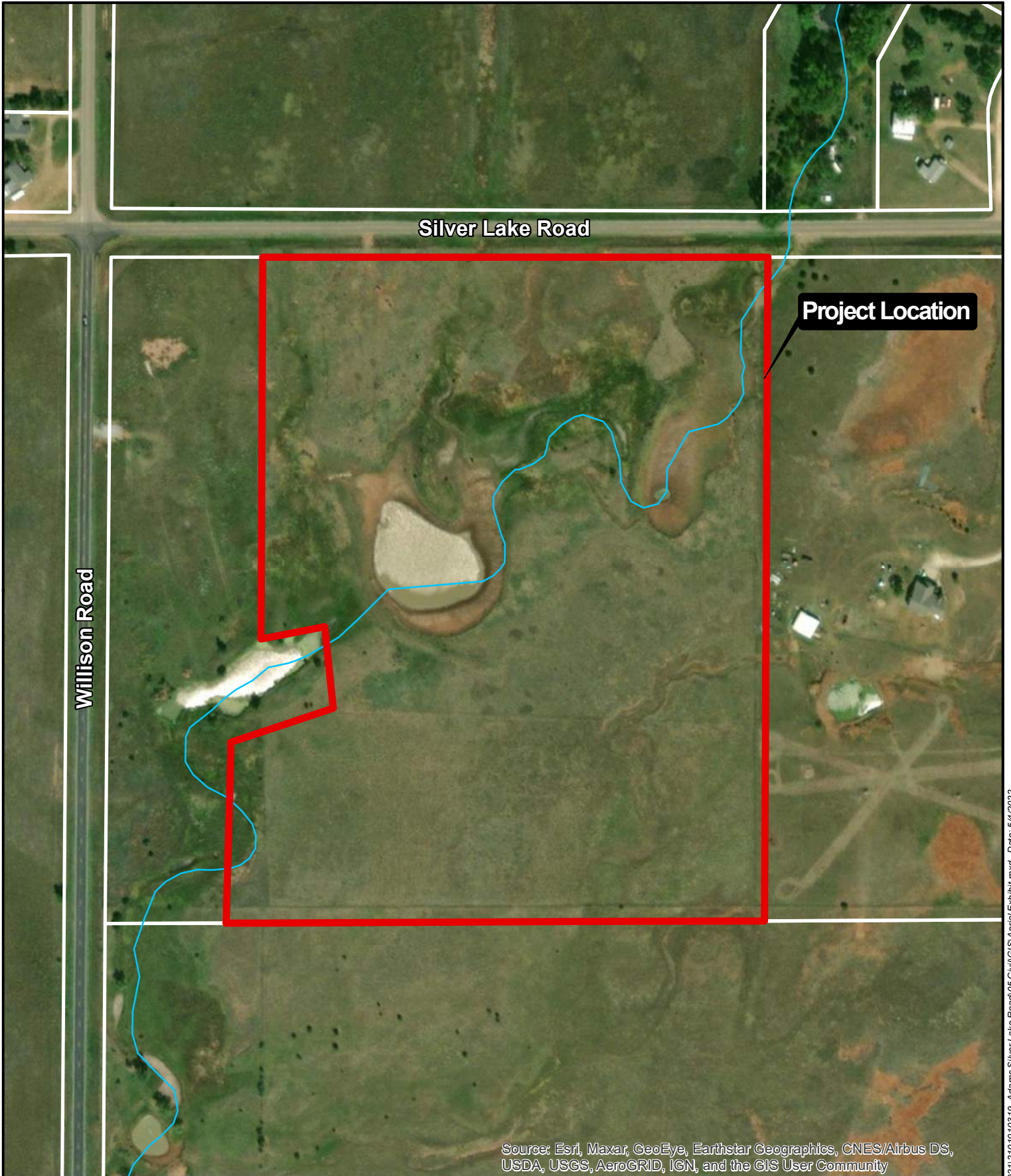
DESIGNED	DRAWN	CHECKED
LES	LES	KLA

NO.	REVISION	DATE

SHEET NO.



Appendix B - Aerial Photograph

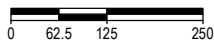


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



SEC: 17
TWP: T26S
RNG: R4W

1"=250' / 1:3000



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Wichita, KS • 316.684.9600

**AERIAL EXHIBIT
THE RENWICK
HAVEN, RENO COUNTY, KANSAS**

PROJECT NO. 2101010319

DATE: May 2022

SHEET NO.

DRAWN BY: LES

DESIGNED BY: LES

APPROVED BY: KLA

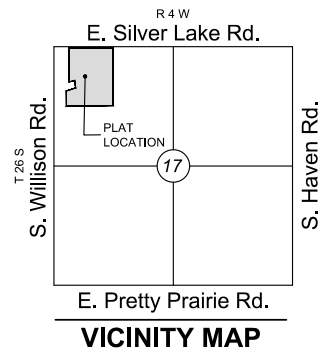
1 OF 1

Appendix C -Plat

FINAL PLAT

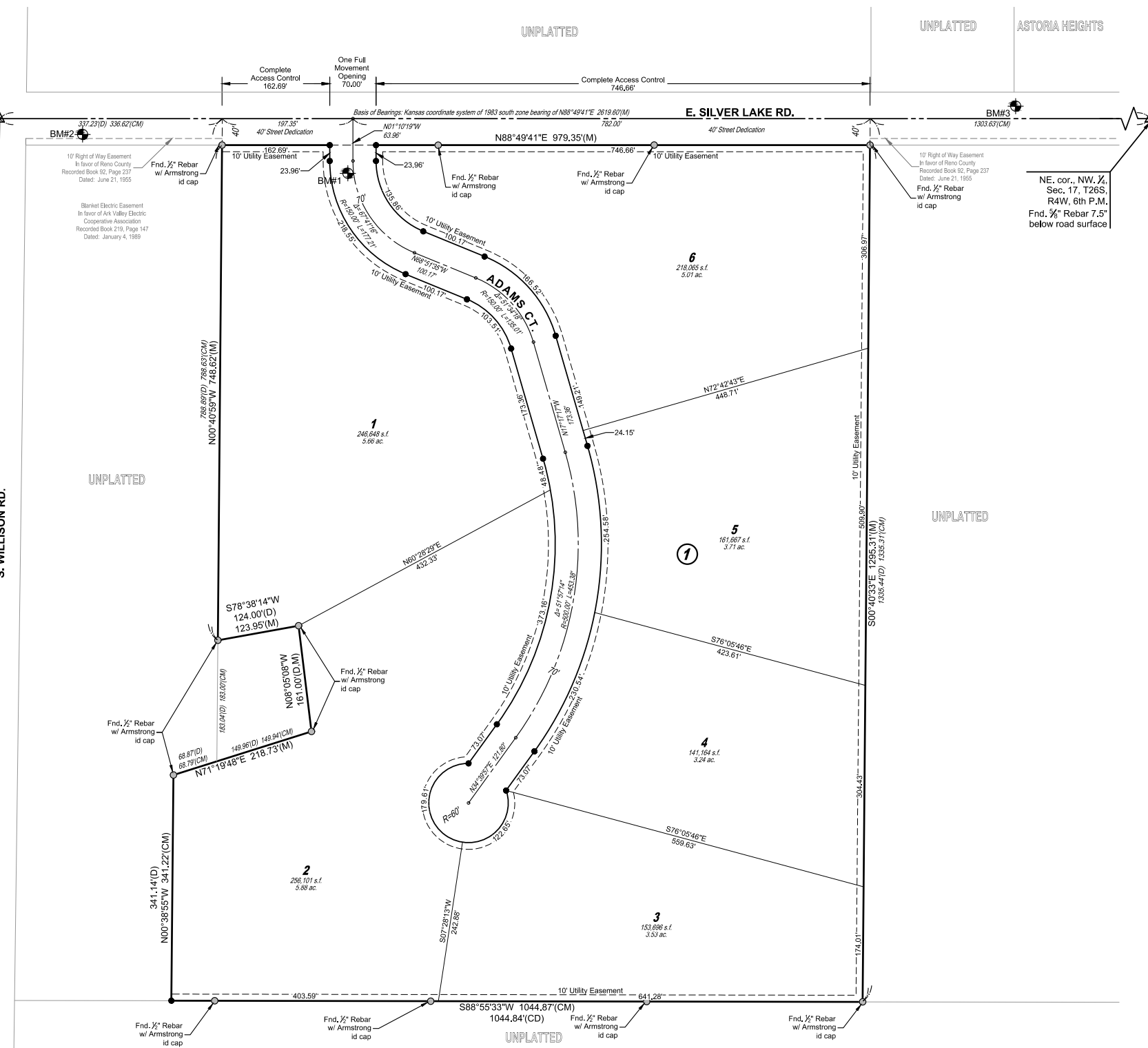
THE RENWICK

A SUBDIVISION IN RENO COUNTY, KANSAS
 a tract of land lying within a portion of the Northwest Quarter, Section 17, Township 26 South,
 Range 4 West, of the 6th Principal Meridian, Reno County, Kansas



NW. cor., NW 1/4,
 Sec. 17, T26S,
 R4W, 6th P.M.
 Fnd. Nail and
 Washer in Stone,
 16" below road
 surface

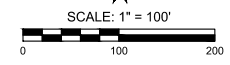
SW. cor., NW 1/4,
 Sec. 17, T26S,
 R4W, 6th P.M.
 Fnd. PK Nail w/
 Reno County
 Washer at surface



BENCH MARKS

- BM#1** Set 5/8" Rebar w/ MKEC CLS 39 id. cap, 141' east and 38.5' south of NW Cor., Lot 1, Blk. 1, 5.5' south of west end of existing drive.
 Northing: 1723175.897
 Easting: 1517936.839
 Elev.=1461.31 NAVD88
- BM#2** Set 5/8" Rebar w/ MKEC CLS 39 id. cap, 125' east and 24' south of NW Cor., Sec. 17, T26S, R4W, 12.6' south of south edge of pavement of Silver Lake Road, and 36' east and 17' north of power pole
 Northing: 1723226.287
 Easting: 1517534.606
 Elev.=1461.83 NAVD88
- BM#3** Set 5/8" Rebar w/ MKEC CLS 39 id. cap, 220' east and 59' north of NE Cor., Lot 6, Blk. 1, 10.5' southeast of east end of 15" CMP drainage culvert.
 Northing: 1723297.894
 Easting: 1518943.921
 Elev.=1468.47 NAVD88

MINIMUM PAD ELEVATIONS LOWEST OPENINGS		
LOTS inclusive	BLOCK	ELEVATION NAVD 88
1	1	1462.1
2	1	1456.0
3	1	1460.0
4	1	1461.0
5	1	1463.7
6	1	1464.3



Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N88°49'41"E on the north line of Northwest Quarter, Section 17, Township 26 South, Range 4 West of the Sixth Principal Meridian, Reno County, Kansas.
 This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000127156166635

LEGEND

- Date of Survey: 1/12/2021
- △ = Section Corner Monument Found
 - = Found Monument (see annotation for type)
 - = Set 5/8" rebar w/ MKEC CLS 39 id. cap
 - ⊕ = Benchmark
 - (M) = Measured
 - (D) = Described
 - (CM) = Calculated from Measured
 - (CD) = Calculated from Described
 - 1 = Lot
 - ① = Block



FINAL PLAT
THE RENWICK
A SUBDIVISION IN RENO COUNTY, KANSAS
 a tract of land lying within a portion of the Northwest Quarter, Section 17, Township 26 South,
 Range 4 West, of the 6th Principal Meridian, Reno County, Kansas

CERTIFICATE OF SURVEY

I, Ernest Patrick Fink, a Professional Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "THE RENWICK" a subdivision in Reno County, Kansas, into Lots, a Block, and Streets, the same being accurately set forth in the accompanying plat and described herein:

That part of the North Half of the Northwest Quarter of Section 17, Township 26 South, Range 4 West of the 6th P.M., Reno County, Kansas described as BEGINNING at a point on the north line of said NW Quarter, said point being 337.23 feet east of the Northwest corner of said NW Quarter; thence S89°59'33"E along said north line 326.58 feet; thence S0°29'38"W, 1334.40 feet to the south line of said North Half; thence N89°54'05"W along said south line, 326.60 feet; thence N0°29'42"E, 1333.89 feet to the POINT OF BEGINNING, except that part of the North 1/2 of the Northwest 1/4 of Section 17, Township 26 South, Range 4 West of the 6th P.M., Reno County, Kansas, described as:

COMMENCING at the Northwest corner of said North 1/2; thence South 89°59'33" East along the north line of said North 1/2, 337.23 feet; thence South 00°29'42" West, 788.89 feet of a POINT OF BEGINNING; thence South 00°29'42" West, 183.04 feet; thence North 72°30'00" East, 149.96 feet; thence North 06°55' West, 161.00 feet; thence South 79°50' West, 124.00 feet to the POINT OF BEGINNING, TOGETHER WITH,

That part of the North Half of the Northwest Quarter of Section 17, Township 26 South, Range 4 West of the 6th P.M., Reno County, Kansas described as BEGINNING at a point on the north line of said NW Quarter, said point being 663.81 feet east of the Northwest corner of said Northwest Quarter; thence S89°59'33"E along said north line, 326.46 feet; thence S0°29'40"W, 1334.92 feet to the south line of said North Half; thence N89°54'05"W along said south line, 326.44 feet; thence N0°29'38"E, 1334.40 feet to the POINT OF BEGINNING, TOGETHER WITH,

That part of the North 1/2 of the Northwest 1/4 of Section 17, Township 26 South, Range 4 West of the 6th P.M., Reno County, Kansas, described as: COMMENCING at the Northwest corner of said North 1/2; thence South 89°59'33" East along the north line of said North 1/2, 337.23 feet; thence South 00°29'42" West, 971.93 feet of a POINT OF BEGINNING; thence South 00°29'42" West, 361.96 feet to the south line of said North 1/2; thence North 89°54'05" West along said south line, 65.50 feet; thence North 00°29'42" East, 341.14 feet; thence North 72°30'00" East, 68.87 feet to the POINT OF BEGINNING, TOGETHER WITH,

That part of the North Half of the Northwest 1/4 of Section 17, Township 26 South, Range 4 West of the 6th P.M., Reno County, Kansas, described as follows: BEGINNING at a point on the north line of said Northwest 1/4, said point being 990.27 feet east of the Northwest corner of said Northwest 1/4; thence South 89°59'33" East along said north line 326.30 feet; thence South 0°29'40" West, 1335.44 feet to the south line of said North 1/2; thence North 89°54'05" West along said south line, 326.30 feet; thence North 0°29'40" East, 1334.92 feet to the POINT OF BEGINNING.

CONTAINING: 1,306,819 square feet or 30.0 acres of land, more or less.

All streets, easements, rights-of-way, building setbacks, access controls; together with a portion of Acquisition of Public Highway Right-of-Way recorded in Book 92, Page 237, together with all other public dedications within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-512b, as amended.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this ____ day of _____, 2022.



Ernest Patrick Fink, P.S. #1459
MKEC Engineering, Inc. (CLS 39)
411 North Webb Road
Wichita, Kansas 67206

OWNER'S CERTIFICATE

Know all men by these presents that we the undersigned property owners of the land above set forth in the Professional Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, a Block, and Streets, the same to be known as "THE RENWICK", a subdivision in Reno County, Kansas.

The streets are hereby dedicated to and for the use of the public.

Easements for the construction and maintenance of utilities, as indicated hereon or if any, are hereby granted to the public.

All abutters rights of access to or from Silver Lake Road over and across the north line of "THE RENWICK," are hereby granted to the appropriate governing body, provided however one full movement opening shall be allowed as indicated hereon (Sheet 1 of 2).

A drainage plan has been developed for this plat. Lots 1, 2, 3, 4, 5, and 6, Block 1 are required to adhere to the minimum pad elevation as per the "Minimum Pad Elevation" table shown hereon (Sheet 1 of 2).

Nicholas K. Adams

Danielle L. Adams

STATE OF KANSAS, _____ COUNTY) ss:
This instrument was acknowledged before me on ____ day of _____, 2022, by Nicholas K. Adams and Danielle L. Adams, co-owners.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.
Affix Seal

_____, Notary Public:
My Term Expires: _____

MORTGAGE CERTIFICATE

NEW CENTURY BANK, holder of a mortgage on the above described property, does hereby consent to the "THE RENWICK" final plat.
NEW CENTURY BANK

STATE OF KANSAS, _____ COUNTY) ss:

This instrument was acknowledged before me on this ____ day of _____, 2022, by _____, NEW CENTURY BANK.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.
Affix Seal

_____, Notary Public
My Term Expires: _____

PLANNING COMMISSION CERTIFICATE

This plat of "THE RENWICK" has been submitted to and approved by the Reno County Planning Commission, Reno County, Kansas.

Dated this ____ day of _____, 2022.

RENO COUNTY PLANNING COMMISSION, Reno County, Kansas.

By _____
Russ Goertzen, Chairperson

Attest:

Mark Vonachen, Secretary

GOVERNING BODY CERTIFICATE

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Reno County, Kansas dated this ____ day of _____, 2022.

Daniel P. Friesen, Chairperson

Attest:

Donna Patton, County Clerk

REGISTER OF DEEDS' CERTIFICATE

STATE OF KANSAS, RENO COUNTY) ss:

This is to certify that this instrument was filed for record in the Register of Deeds office this ____ day of _____, 2022, at _____ o'clock __M, and is duly recorded.

Michelle Updegrove, Register of Deeds

Attest:

Niki Nease, Deputy

TRANSFER RECORD

STATE OF KANSAS, RENO COUNTY) ss:

Entered on transfer record this ____ day of _____, 2022.

Donna Patton, County Clerk

COUNTY SURVEYOR

STATE OF KANSAS, RENO COUNTY) ss:

I hereby certify that I have reviewed the surveyed plat and certify said plat to be in compliance with the requirements of K.S.A. 58-2005 on this ____ day of _____, 2022.

Duncan Durr, P.S. #697
Appointed Land Surveyor
Reno County, Kansas



LEGAL DESCRIPTION

That part of the North Half of the Northwest Quarter of Section 17, Township 26 South, Range 4 West of the 6th P.M., Reno County, Kansas described as BEGINNING at a point on the north line of said NW Quarter, said point being 337.23 feet east of the Northwest corner of said NW Quarter; thence S89°59'33"E along said north line 326.58 feet; thence S0°29'38"W, 1334.40 feet to the south line of said North Half; thence N89°54'05"W along said south line, 326.60 feet; thence N0°29'42"E, 1333.89 feet to the POINT OF BEGINNING, except that part of the North 1/2 of the Northwest 1/4 of Section 17, Township 26 South, Range 4 West of the 6th P.M., Reno County, Kansas, described as: COMMENCING at the Northwest corner of said North 1/2; thence South 89°59'33" East along the north line of said North 1/2, 337.23 feet; thence South 00°29'42" West, 788.89 feet of a POINT OF BEGINNING; thence South 00°29'42" West, 183.04 feet; thence North 72°30'00" East, 149.96 feet; thence North 06°55' West, 161.00 feet; thence South 79°50' West, 124.00 feet to the POINT OF BEGINNING, TOGETHER WITH,

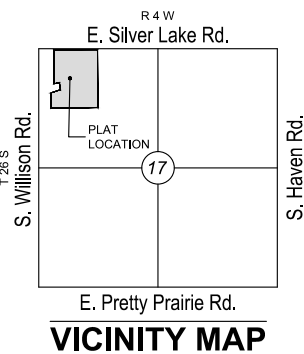
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NOTES

1. LOCATION: Located in southeast Reno County, approximately one-mile northeast of Cheney Reservoir, east of S. Willison Road and South of E. Silver Lake Road in an area of a rural residential, vacant land/open fields, and ag productions on all sides of subject property. Subject property is currently undeveloped and used as open fields/agricultural.
2. LOT TOTAL: 6
3. EXISTING/PROPOSED USES: Existing - Vacant Land
Proposed - Single-Family Residences
4. ZONING: Existing/Proposed - R-1
5. PLAT AREA: Gross: 1,306,819 sq. ft. or 30.0 acres ±
6. SURVEYOR: Curtis Luttrell, 411 N. Webb Rd., Wichita, KS 67206
7. SURVEY DATE: March, 2022 (by MKEC)
8. CONSTRUCTION: It is anticipated that construction of the road shall be built within one phase.
9. PRIVATE UTILITIES: Electric and Communication Utilities shall be extended to all lots within the development. Exact utility routing shall be determined at the time of development. 10-foot utility easements are proposed along and adjoining public street right-of-way and along the east and south boundary of plat to accommodate possible alignments. Easements by separate instrument may be obtained for additional utility easement requests.
10. PIPELINE: There are no evidence of existing pipelines on subject property.
11. SEWAGE DISPOSAL: Each lot shall be served by an alternate waste water / Septic system. Exact specifications, testings, and site location shall be further reviewed and approved by Reno County Health Department and determined at such time of building construction.
12. WATER SUPPLY: Each lot shall be served by a private water well. Exact specifications, testings, and locations shall be further reviewed and approved by Reno County Health Department and determined at such time of building construction.
13. ACCESS: Complete Access Controls along the north line of The Renwick Subdivision abutting and adjoining E. Silver Lake Road, except for one full movement opening as indicated hereon.
14. STREETS: Platted street shall have a public right-of-way width of 70 feet with 60-foot cul-de-sac radius at the closed end. Road standards including length shall adhere to the Subdivision Regulations for R-1 Zoning Classification.
15. FLOOD: According to FEMA FIRM Community Unit Panel 20155C0675F, effective date January 6, 2010; this property lies within a portion of flood zone "X", "Areas determined to be outside the 0.2% annual chance floodplain".
16. DRAINAGE: A drainage report shall accompany this preliminary plat.
17. PONDS: Private agreements / covenants will be established to address ponds shared-use access and maintenance responsibilities.
18. BUILDING SETBACKS: As per R-1 Zoning Classification.

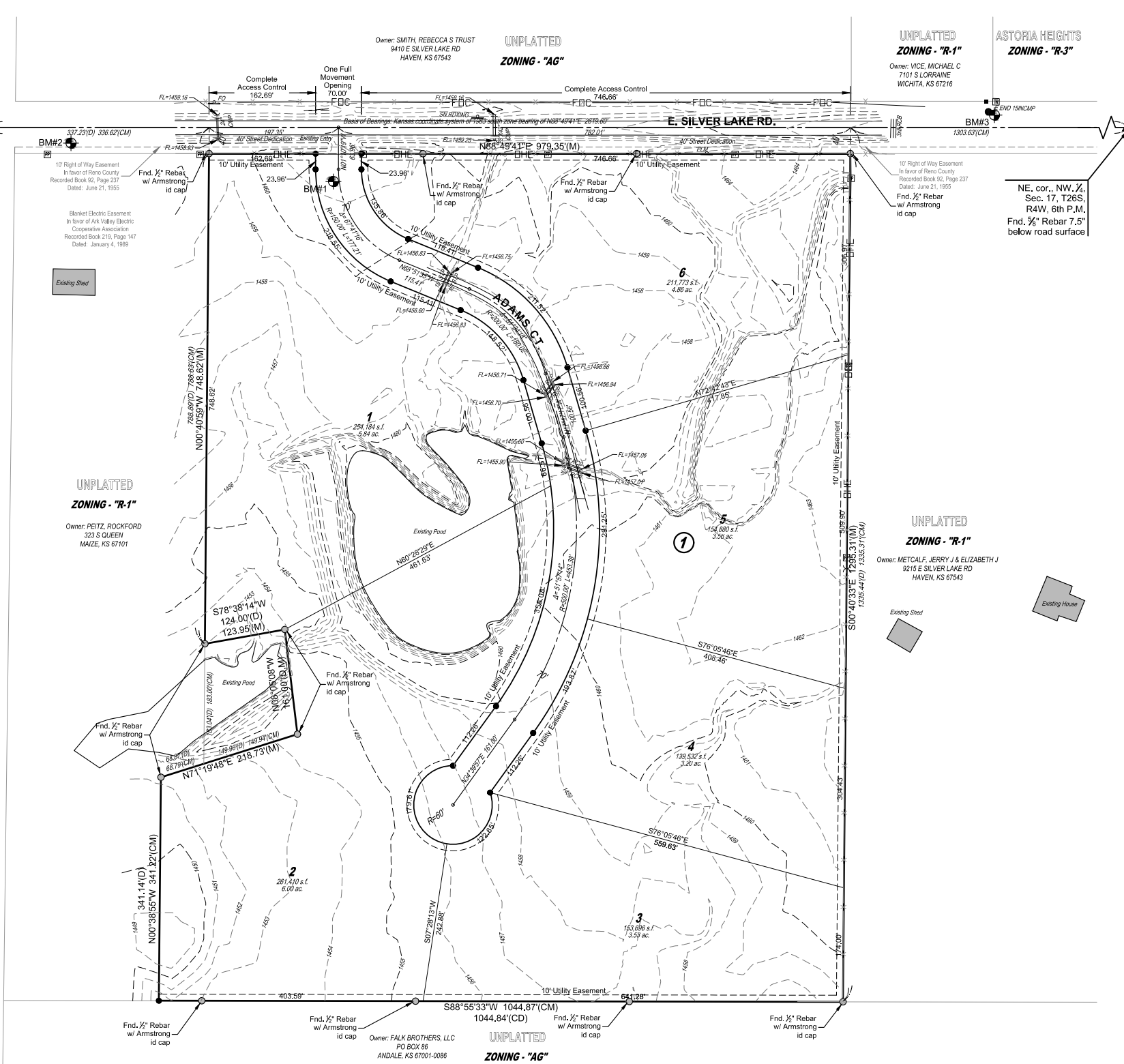


LEGEND

- | | |
|---|--|
| <ul style="list-style-type: none"> —SN— Sign —FO— Fiber Optics Indicator Sign —PLM— Pipeline Marker —PP— Power Pole and Deadman —PP— Power Pole —TR— Telephone Riser —Existing Structure —Easement —Existing Fence —Storm Sewer Pipe —FDC— Underground Telephone Line —DHE— Overhead Electric | <ul style="list-style-type: none"> △ - Section Corner ○ - Found Monument (see annotation for type) ● - Set 1/2" rebar w/ MKEC CLS 39 id. cap ⊕ - Benchmark (M) - Measured (D) - Described (CM) - Calculated from Measured ① - Lot ② - Block |
|---|--|

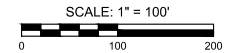
NW. cor., NW, 1/4, Sec. 17, T26S, R4W, 6th P.M. Fnd. Nail and Washer in Stone, 16" below road surface

SW. cor., NW, 1/4, Sec. 17, T26S, R4W, 6th P.M. Fnd. PK Nail w/ Reno County Washer at surface



BENCH MARKS

- | | |
|---|--|
| <p>BM#1 Set 1/2" Rebar w/ MKEC CLS 39 id. cap, 141' east and 38.5' south of NW Cor., Lot 1, Blk. 1, 55' south of west end of existing drive.
Northing: 1723175.897
Easting: 1517936.639
Elev.=1461.31 NAVD88</p> | <p>BM#3 Set 1/2" Rebar w/ MKEC CLS 39 id. cap, 220' east and 59' north of NE Cor., Lot 6, Blk. 1, 10.5' southeast of east end of 15' CMP drainage culvert.
Northing: 1723297.894
Easting: 1518943.921
Elev.=1468.47 NAVD88</p> |
| <p>BM#2 Set 1/2" Rebar w/ MKEC CLS 39 id. cap, 125' east and 24' south of NW Cor., Sec 17, T26S, R4W, 12.6' south of south edge of pavement of Silver Lake Road, and 36' east and 17' north of power pole
Northing: 1723226.287
Easting: 1517534.606
Elev.=1461.83 NAVD88</p> | |



Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N88°49'41"E on the north line of Northwest Quarter, Section 17, Township 26 South, Range 4 West of the Sixth Principal Meridian, Reno County, Kansas.
This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000127156166635

PRELIMINARY PLAT

A portion of the N 1/2, NW 1/4, Sec. 17, T26S, R4W, 6th P.M.

THE RENWICK

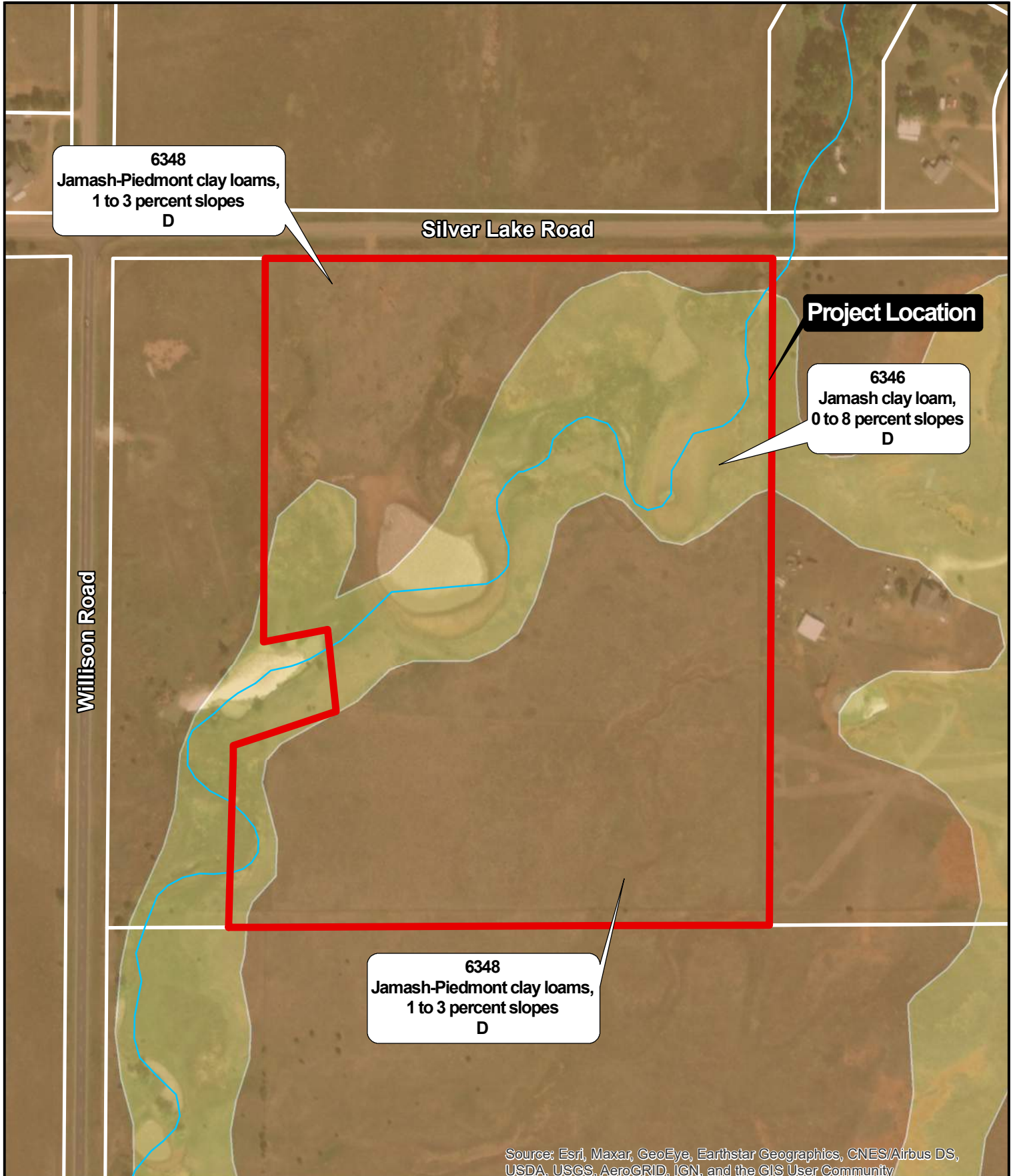
SUBDIVIDER/OWNER: Nicholas and Danielle Adams 209 E. Wichita Ave., Colwich, KS 67030 (316) 680.7269

Planning Commission Meeting: June 16, 2022
Date of Preparation: May 6, 2022
Revised: June 6, 2022



J:\Projects\2021\1210101019_2_Adams Silver Lake Road\02-10319 CAD\SET\506_Civil\PLAT1710_Prelim.dwg 04/20/2022 03:20:10 PM CST

Appendix D - Soil Survey



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Path: J:\Projects\2021\2101010319_Adamns Silver Lake Road\05 Civil\GIS\ -NRCS Soil Survey Exhibit.mxd - Date: 5/6/2022

SEC: 17
TWP: T26S
RNG: R4W

1"=250' / 1:3000

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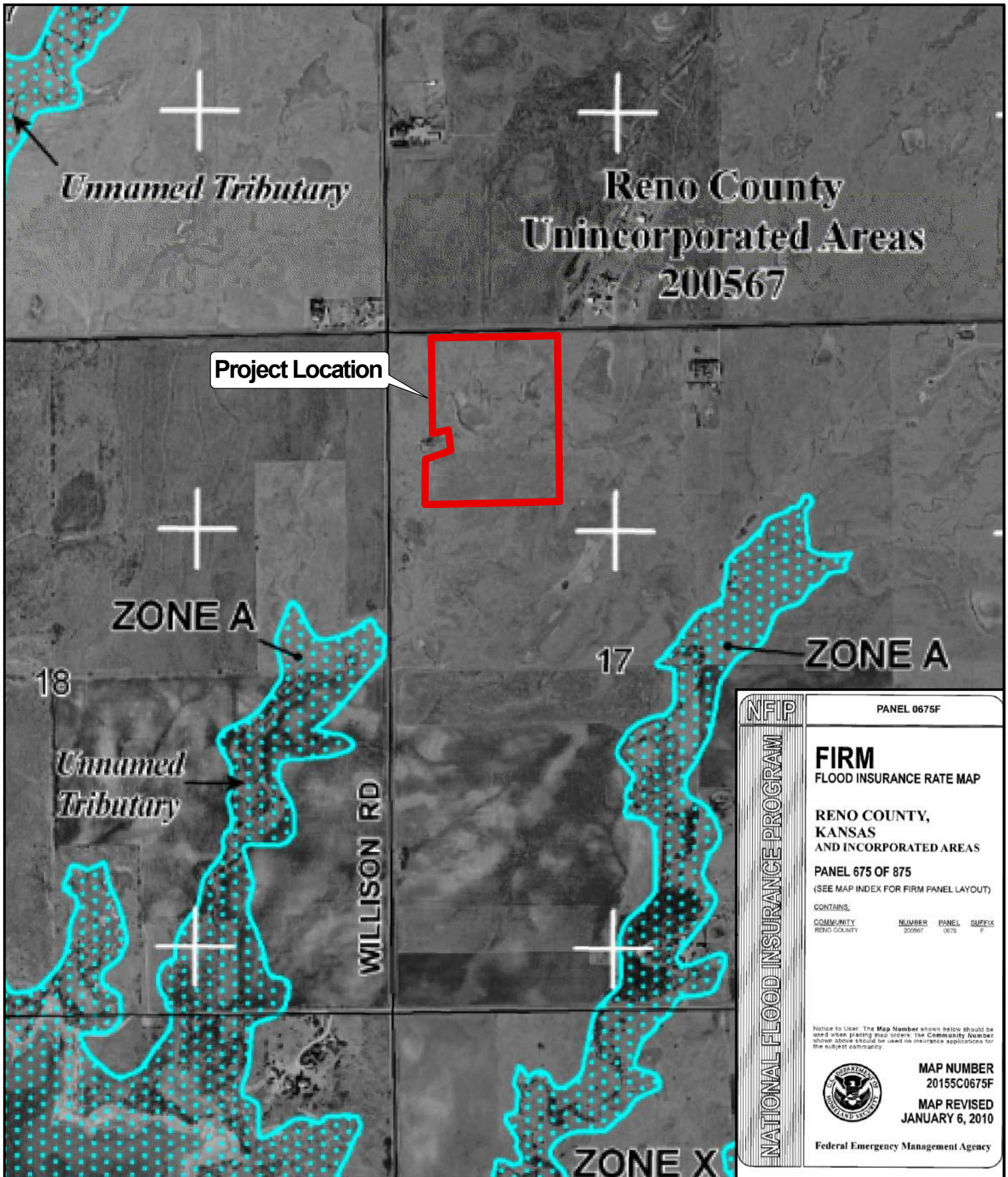
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**NRCS SOIL SURVEY EXHIBIT
THE RENWICK
HAVEN, RENO COUNTY, KANSAS**



PROJECT NO. 2101010319	DATE: May 2022	SHEET NO.
DRAWN BY: LES	DESIGNED BY: LES	APPROVED BY: KLA
		1 OF 1

Appendix E - FEMA FIRM



NATIONAL FLOOD INSURANCE PROGRAM	PANEL 0675F		
	FIRM FLOOD INSURANCE RATE MAP		
	RENO COUNTY, KANSAS AND INCORPORATED AREAS		
	PANEL 675 OF 875 <small>(SEE MAP INDEX FOR FIRM PANEL LAYOUT)</small>		
<small>CONTAINS:</small>			
<small>COMMUNITY</small>	<small>NUMBER</small>	<small>PANEL</small>	<small>SUFFIX</small>
RENO COUNTY	200567	0675	F
<small>Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.</small>			
 MAP NUMBER 20155C0675F			
MAP REVISED JANUARY 6, 2010			
Federal Emergency Management Agency			

SEC: 17
 TWP: T26S
 RNG: R4W
 1"=1,000' 1:12000

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**FEMA FIRM EXHIBIT
THE RENWICK
HAVEN, RENO COUNTY, KANSAS**

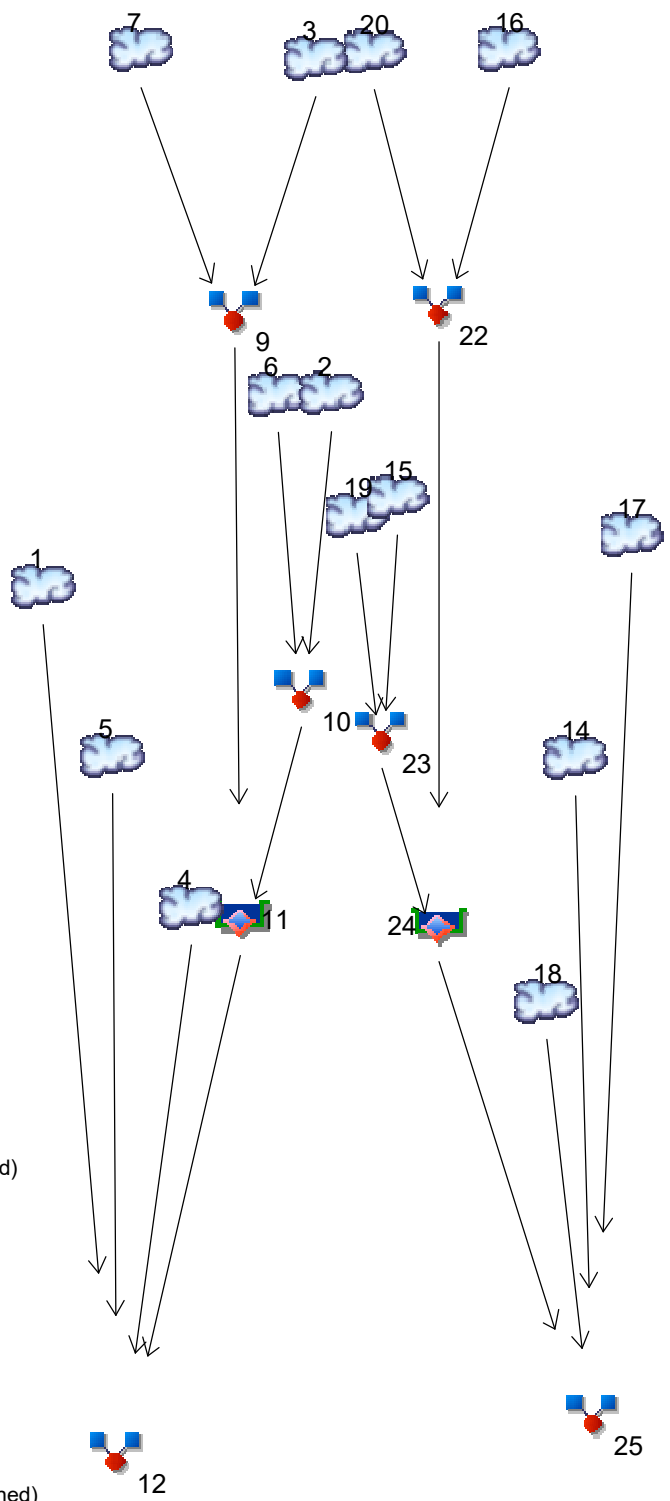
PROJECT NO. 2101010319	DATE: May 2022	SHEET NO.
DRAWN BY: LES	DESIGNED BY: LES	APPROVED BY: KLA
		1 OF 1

Path: J:\Projects\2021\2101010319_Adams Silver Lake Road\05 CIVIL\GIS\FEMA FIRM Exhibit.mxd - Date: 5/5/2022

Appendix F - Hydraflow Outputs

Watershed Model Schematic

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3



Legend

Hyd.	Origin	Description
1	SCS Runoff	Offsite 1
2	SCS Runoff	Offsite 2
3	SCS Runoff	Offsite 3
4	SCS Runoff	Offsite 4
5	SCS Runoff	Ex Site 1 (Undetained)
6	SCS Runoff	Ex Site 2
7	SCS Runoff	Ex Site 3
9	Combine	Ex to Pond 1
10	Combine	Ex to Pond 2
11	Reservoir(i)	Ex Ponds
12	Combine	Exist Thru Site
14	SCS Runoff	Offsite 1
15	SCS Runoff	Offsite 2
16	SCS Runoff	Offsite 3
17	SCS Runoff	Offsite 4
18	SCS Runoff	Prop Site 1 (Undetained)
19	SCS Runoff	Prop Site 2
20	SCS Runoff	Prop Site 3
22	Combine	Prop to Pond 1
23	Combine	Prop to Pond 2
24	Reservoir(i)	Prop Ponds
25	Combine	Prop thru Site

Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (acft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (acft)	Hydrograph Description	
1	SCS Runoff	17.42	2	722	1.121	----	----	----	Offsite 1	
2	SCS Runoff	59.57	2	734	6.223	----	----	----	Offsite 2	
3	SCS Runoff	173.48	2	748	24.632	----	----	----	Offsite 3	
4	SCS Runoff	60.00	2	726	4.766	----	----	----	Offsite 4	
5	SCS Runoff	39.60	2	720	2.357	----	----	----	Ex Site 1 (Undetained)	
6	SCS Runoff	24.54	2	720	1.460	----	----	----	Ex Site 2	
7	SCS Runoff	7.643	2	716	0.355	----	----	----	Ex Site 3	
9	Combine	174.15	2	748	24.987	3, 7,	----	----	Ex to Pond 1	
10	Combine	67.48	2	730	7.683	2, 6,	----	----	Ex to Pond 2	
11	Reservoir(i)	136.28	2	774	27.613	9, 10	1460.84	13.1	Ex Ponds	
12	Combine	147.76	2	774	35.856	1, 4, 5, 11	----	----	Exist Thru Site	
14	SCS Runoff	17.42	2	722	1.121	----	----	----	Offsite 1	
15	SCS Runoff	59.57	2	734	6.223	----	----	----	Offsite 2	
16	SCS Runoff	173.48	2	748	24.632	----	----	----	Offsite 3	
17	SCS Runoff	60.00	2	726	4.766	----	----	----	Offsite 4	
18	SCS Runoff	43.14	2	720	2.571	----	----	----	Prop Site 1 (Undetained)	
19	SCS Runoff	26.73	2	720	1.593	----	----	----	Prop Site 2	
20	SCS Runoff	8.295	2	716	0.387	----	----	----	Prop Site 3	
22	Combine	174.19	2	748	25.019	16, 20,	----	----	Prop to Pond 1	
23	Combine	68.59	2	728	7.816	15, 19,	----	----	Prop to Pond 2	
24	Reservoir(i)	136.15	2	776	28.765	22, 23	1460.36	13.1	Prop Ponds	
25	Combine	147.70	2	774	37.222	14, 17, 18, 24	----	----	Prop thru Site	
21319_Hydraflow1.gpw					Return Period: 2 Year			Monday, 06 / 6 / 2022		

Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (acft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (acft)	Hydrograph Description	
1	SCS Runoff	26.30	2	722	1.698	----	----	----	Offsite 1	
2	SCS Runoff	90.67	2	734	9.426	----	----	----	Offsite 2	
3	SCS Runoff	264.14	2	748	37.309	----	----	----	Offsite 3	
4	SCS Runoff	91.04	2	726	7.219	----	----	----	Offsite 4	
5	SCS Runoff	59.75	2	720	3.569	----	----	----	Ex Site 1 (Undetained)	
6	SCS Runoff	37.02	2	720	2.212	----	----	----	Ex Site 2	
7	SCS Runoff	11.46	2	716	0.538	----	----	----	Ex Site 3	
9	Combine	265.11	2	748	37.846	3, 7,	----	----	Ex to Pond 1	
10	Combine	102.99	2	728	11.638	2, 6,	----	----	Ex to Pond 2	
11	Reservoir(i)	280.87	2	760	44.430	9, 10	1461.17	15.6	Ex Ponds	
12	Combine	302.36	2	760	56.916	1, 4, 5, 11	----	----	Exist Thru Site	
14	SCS Runoff	26.30	2	722	1.698	----	----	----	Offsite 1	
15	SCS Runoff	90.67	2	734	9.426	----	----	----	Offsite 2	
16	SCS Runoff	264.14	2	748	37.309	----	----	----	Offsite 3	
17	SCS Runoff	91.04	2	726	7.219	----	----	----	Offsite 4	
18	SCS Runoff	63.61	2	720	3.822	----	----	----	Prop Site 1 (Undetained)	
19	SCS Runoff	39.41	2	720	2.368	----	----	----	Prop Site 2	
20	SCS Runoff	12.16	2	716	0.575	----	----	----	Prop Site 3	
22	Combine	265.15	2	748	37.884	16, 20,	----	----	Prop to Pond 1	
23	Combine	104.26	2	726	11.794	15, 19,	----	----	Prop to Pond 2	
24	Reservoir(i)	279.70	2	760	45.608	22, 23	1460.83	15.7	Prop Ponds	
25	Combine	301.40	2	760	58.347	14, 17, 18, 24	----	----	Prop thru Site	
21319_Hydraflow1.gpw					Return Period: 5 Year			Monday, 06 / 6 / 2022		

Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (acft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (acft)	Hydrograph Description	
1	SCS Runoff	32.64	2	722	2.118	----	----	----	Offsite 1	
2	SCS Runoff	112.96	2	734	11.760	----	----	----	Offsite 2	
3	SCS Runoff	329.33	2	746	46.547	----	----	----	Offsite 3	
4	SCS Runoff	113.27	2	726	9.006	----	----	----	Offsite 4	
5	SCS Runoff	74.13	2	720	4.453	----	----	----	Ex Site 1 (Undetained)	
6	SCS Runoff	45.93	2	720	2.759	----	----	----	Ex Site 2	
7	SCS Runoff	14.17	2	716	0.671	----	----	----	Ex Site 3	
9	Combine	330.58	2	746	47.217	3, 7,	----	----	Ex to Pond 1	
10	Combine	128.50	2	728	14.519	2, 6,	----	----	Ex to Pond 2	
11	Reservoir(i)	378.13	2	756	56.686	9, 10	1461.35	17.0	Ex Ponds	
12	Combine	408.30	2	754	72.263	1, 4, 5, 11	----	----	Exist Thru Site	
14	SCS Runoff	32.64	2	722	2.118	----	----	----	Offsite 1	
15	SCS Runoff	112.96	2	734	11.760	----	----	----	Offsite 2	
16	SCS Runoff	329.33	2	746	46.547	----	----	----	Offsite 3	
17	SCS Runoff	113.27	2	726	9.006	----	----	----	Offsite 4	
18	SCS Runoff	78.08	2	720	4.726	----	----	----	Prop Site 1 (Undetained)	
19	SCS Runoff	48.38	2	720	2.928	----	----	----	Prop Site 2	
20	SCS Runoff	14.89	2	716	0.712	----	----	----	Prop Site 3	
22	Combine	330.62	2	746	47.258	16, 20,	----	----	Prop to Pond 1	
23	Combine	129.86	2	726	14.688	15, 19,	----	----	Prop to Pond 2	
24	Reservoir(i)	376.47	2	756	57.878	22, 23	1461.07	17.0	Prop Ponds	
25	Combine	406.40	2	754	73.728	14, 17, 18, 24	----	----	Prop thru Site	
21319_Hydraflow1.gpw					Return Period: 10 Year			Monday, 06 / 6 / 2022		

Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (acft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (acft)	Hydrograph Description
1	SCS Runoff	41.77	2	722	2.734	----	----	----	Offsite 1
2	SCS Runoff	145.13	2	734	15.178	----	----	----	Offsite 2
3	SCS Runoff	423.76	2	746	60.074	----	----	----	Offsite 3
4	SCS Runoff	145.30	2	726	11.624	----	----	----	Offsite 4
5	SCS Runoff	94.82	2	720	5.747	----	----	----	Ex Site 1 (Undetained)
6	SCS Runoff	58.75	2	720	3.561	----	----	----	Ex Site 2
7	SCS Runoff	18.07	2	716	0.865	----	----	----	Ex Site 3
9	Combine	425.32	2	746	60.940	3, 7,	----	----	Ex to Pond 1
10	Combine	165.35	2	728	18.739	2, 6,	----	----	Ex to Pond 2
11	Reservoir(i)	507.63	2	752	74.621	9, 10	1461.58	18.6	Ex Ponds
12	Combine	552.97	2	750	94.726	1, 4, 5, 11	----	----	Exist Thru Site
14	SCS Runoff	41.77	2	722	2.734	----	----	----	Offsite 1
15	SCS Runoff	145.13	2	734	15.178	----	----	----	Offsite 2
16	SCS Runoff	423.76	2	746	60.074	----	----	----	Offsite 3
17	SCS Runoff	145.30	2	726	11.624	----	----	----	Offsite 4
18	SCS Runoff	98.80	2	720	6.044	----	----	----	Prop Site 1 (Undetained)
19	SCS Runoff	61.22	2	720	3.745	----	----	----	Prop Site 2
20	SCS Runoff	18.79	2	716	0.910	----	----	----	Prop Site 3
22	Combine	425.36	2	746	60.984	16, 20,	----	----	Prop to Pond 1
23	Combine	166.82	2	726	18.922	15, 19,	----	----	Prop to Pond 2
24	Reservoir(i)	505.36	2	752	75.844	22, 23	1461.34	18.7	Prop Ponds
25	Combine	549.70	2	750	96.245	14, 17, 18, 24	----	----	Prop thru Site
21319_Hydraflow1.gpw					Return Period: 25 Year			Monday, 06 / 6 / 2022	

Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (acft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (acft)	Hydrograph Description	
1	SCS Runoff	49.09	2	722	3.235	----	----	----	Offsite 1	
2	SCS Runoff	170.96	2	734	17.961	----	----	----	Offsite 2	
3	SCS Runoff	499.67	2	746	71.091	----	----	----	Offsite 3	
4	SCS Runoff	171.00	2	726	13.756	----	----	----	Offsite 4	
5	SCS Runoff	111.39	2	720	6.801	----	----	----	Ex Site 1 (Undetained)	
6	SCS Runoff	69.02	2	720	4.214	----	----	----	Ex Site 2	
7	SCS Runoff	21.19	2	716	1.024	----	----	----	Ex Site 3	
9	Combine	501.47	2	746	72.116	3, 7,	----	----	Ex to Pond 1	
10	Combine	194.99	2	726	22.175	2, 6,	----	----	Ex to Pond 2	
11	Reservoir(i)	606.36	2	752	89.235	9, 10	1461.75	19.7	Ex Ponds	
12	Combine	665.27	2	748	113.027	1, 4, 5, 11	----	----	Exist Thru Site	
14	SCS Runoff	49.09	2	722	3.235	----	----	----	Offsite 1	
15	SCS Runoff	170.96	2	734	17.961	----	----	----	Offsite 2	
16	SCS Runoff	499.67	2	746	71.091	----	----	----	Offsite 3	
17	SCS Runoff	171.00	2	726	13.756	----	----	----	Offsite 4	
18	SCS Runoff	115.35	2	720	7.113	----	----	----	Prop Site 1 (Undetained)	
19	SCS Runoff	71.47	2	720	4.407	----	----	----	Prop Site 2	
20	SCS Runoff	21.90	2	716	1.071	----	----	----	Prop Site 3	
22	Combine	501.51	2	746	72.162	16, 20,	----	----	Prop to Pond 1	
23	Combine	196.53	2	726	22.368	15, 19,	----	----	Prop to Pond 2	
24	Reservoir(i)	602.22	2	752	90.458	22, 23	1461.52	19.8	Prop Ponds	
25	Combine	659.12	2	748	114.561	14, 17, 18, 24	----	----	Prop thru Site	
21319_Hydraflow1.gpw					Return Period: 50 Year			Monday, 06 / 6 / 2022		

Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (acft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (acft)	Hydrograph Description	
1	SCS Runoff	55.49	2	722	3.678	----	----	----	Offsite 1	
2	SCS Runoff	193.57	2	734	20.422	----	----	----	Offsite 2	
3	SCS Runoff	566.15	2	746	80.834	----	----	----	Offsite 3	
4	SCS Runoff	193.48	2	726	15.641	----	----	----	Offsite 4	
5	SCS Runoff	125.88	2	720	7.733	----	----	----	Ex Site 1 (Undetained)	
6	SCS Runoff	78.00	2	720	4.792	----	----	----	Ex Site 2	
7	SCS Runoff	23.92	2	716	1.165	----	----	----	Ex Site 3	
9	Combine	568.18	2	746	81.998	3, 7,	----	----	Ex to Pond 1	
10	Combine	221.03	2	726	25.214	2, 6,	----	----	Ex to Pond 2	
11	Reservoir(i)	688.58	2	750	102.159	9, 10	1461.89	20.7	Ex Ponds	
12	Combine	757.21	2	746	129.211	1, 4, 5, 11	----	----	Exist Thru Site	
14	SCS Runoff	55.49	2	722	3.678	----	----	----	Offsite 1	
15	SCS Runoff	193.57	2	734	20.422	----	----	----	Offsite 2	
16	SCS Runoff	566.15	2	746	80.834	----	----	----	Offsite 3	
17	SCS Runoff	193.48	2	726	15.641	----	----	----	Offsite 4	
18	SCS Runoff	129.79	2	720	8.056	----	----	----	Prop Site 1 (Undetained)	
19	SCS Runoff	80.42	2	720	4.992	----	----	----	Prop Site 2	
20	SCS Runoff	24.61	2	716	1.213	----	----	----	Prop Site 3	
22	Combine	568.21	2	746	82.047	16, 20,	----	----	Prop to Pond 1	
23	Combine	222.53	2	726	25.414	15, 19,	----	----	Prop to Pond 2	
24	Reservoir(i)	689.48	2	750	103.390	22, 23	1461.67	20.8	Prop Ponds	
25	Combine	755.98	2	748	130.765	14, 17, 18, 24	----	----	Prop thru Site	
21319_Hydraflow1.gpw					Return Period: 100 Year			Monday, 06 / 6 / 2022		

Hydrograph Report

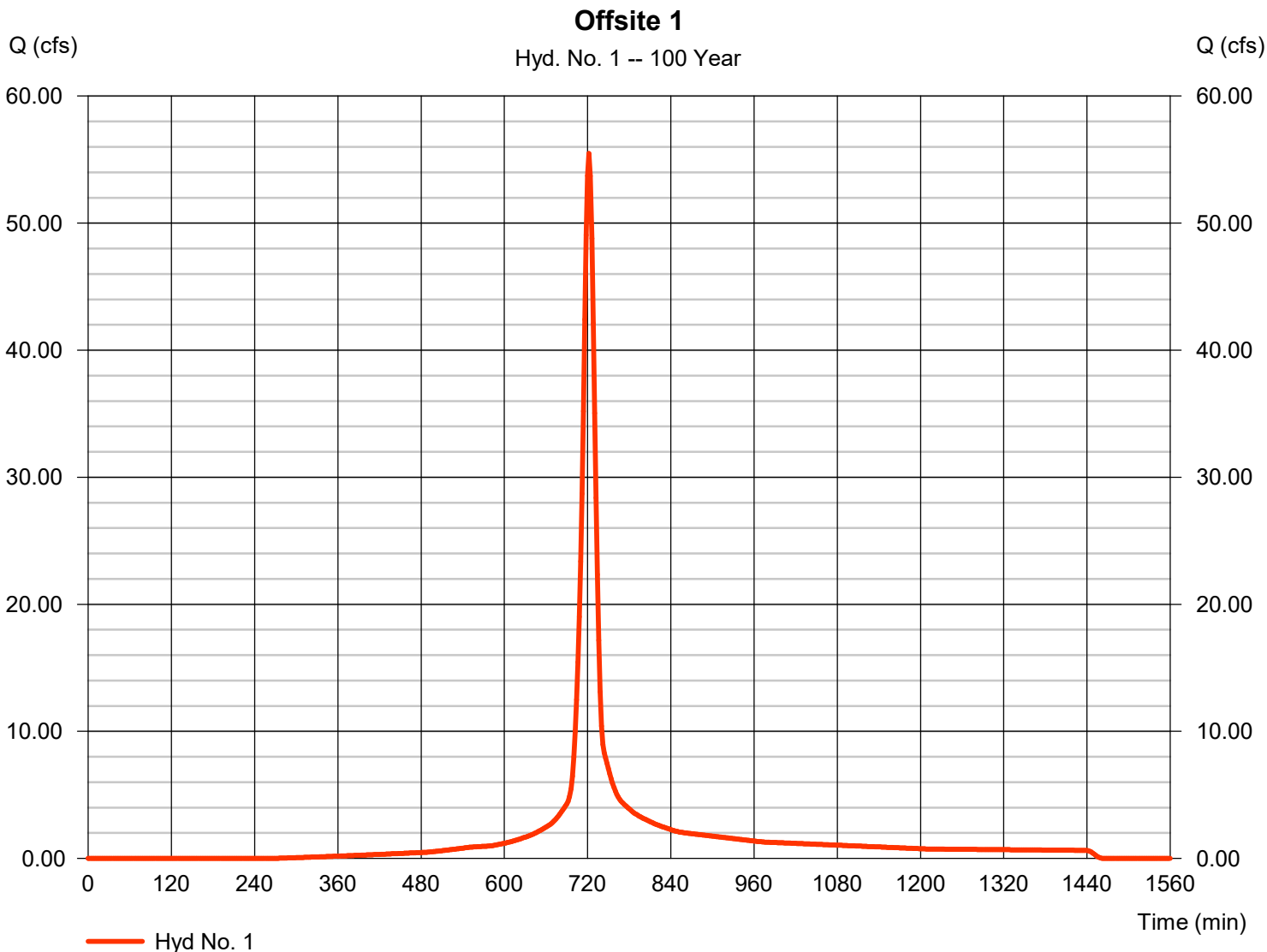
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

Monday, 06 / 6 / 2022

Hyd. No. 1

Offsite 1

Hydrograph type	= SCS Runoff	Peak discharge	= 55.49 cfs
Storm frequency	= 100 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 3.678 acft
Drainage area	= 8.200 ac	Curve number	= 84
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 13.40 min
Total precip.	= 7.40 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

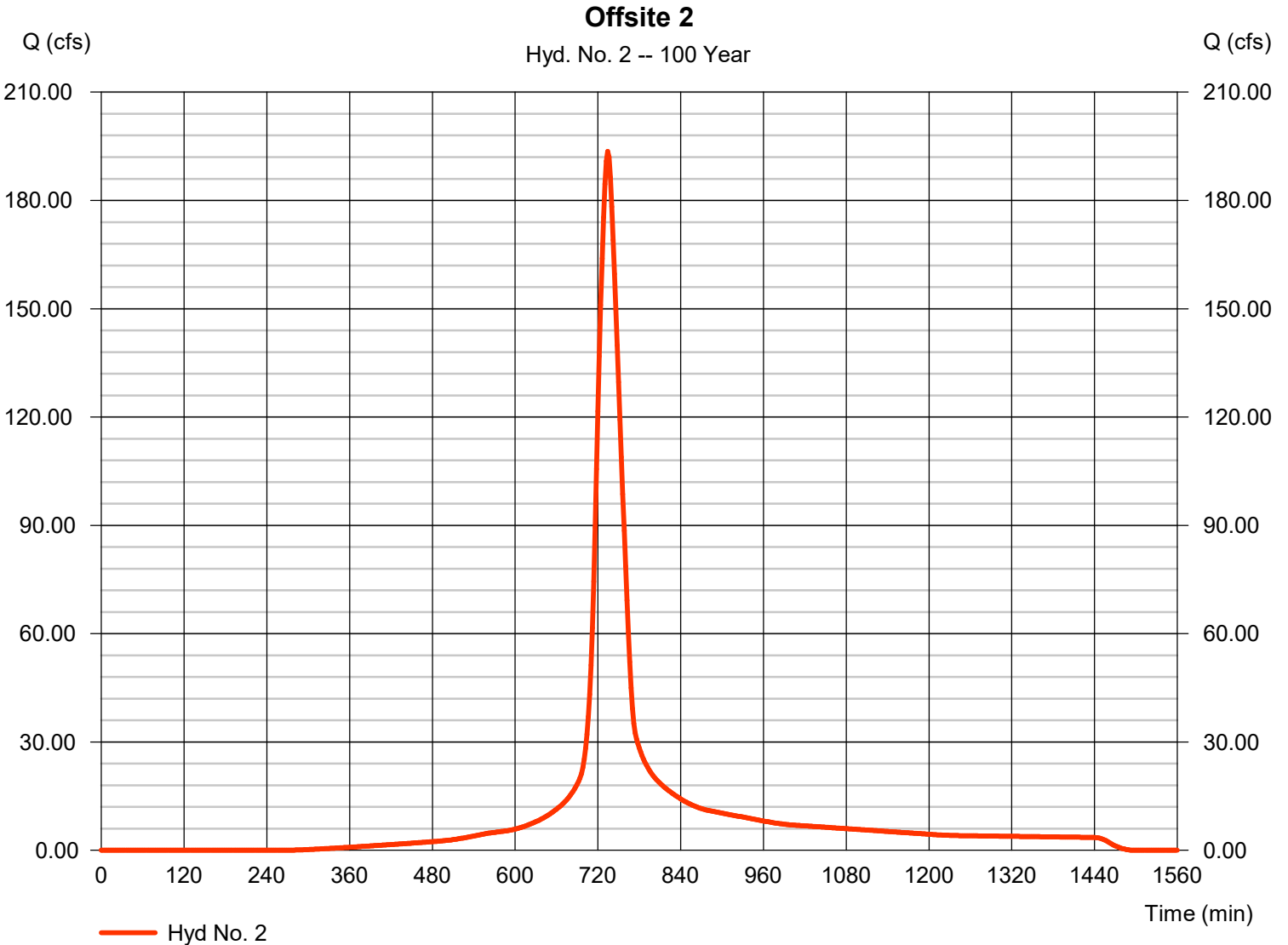


Hydrograph Report

Hyd. No. 2

Offsite 2

Hydrograph type	= SCS Runoff	Peak discharge	= 193.57 cfs
Storm frequency	= 100 yrs	Time to peak	= 734 min
Time interval	= 2 min	Hyd. volume	= 20.422 acft
Drainage area	= 44.900 ac	Curve number	= 84
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 34.00 min
Total precip.	= 7.40 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

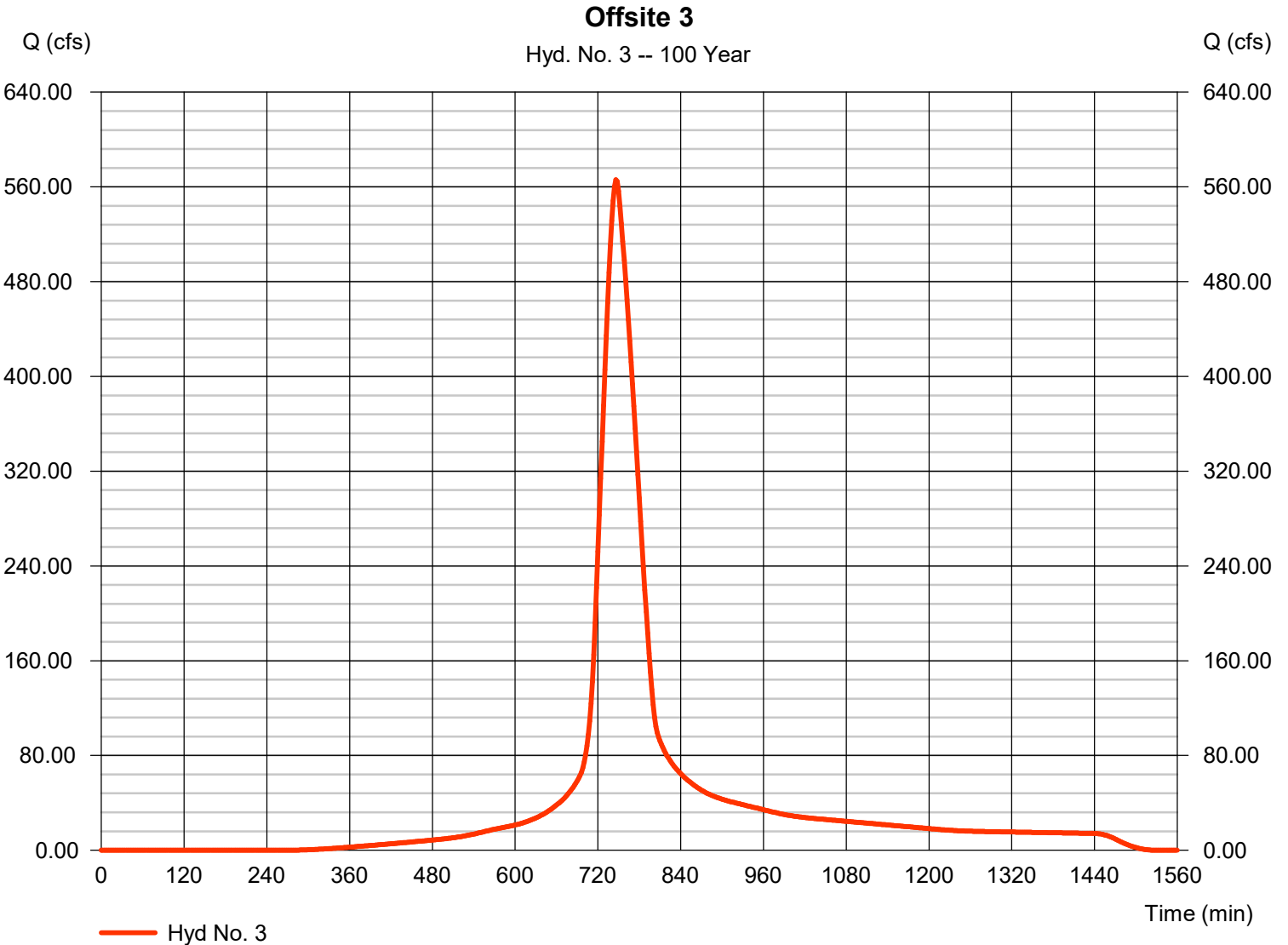


Hydrograph Report

Hyd. No. 3

Offsite 3

Hydrograph type	= SCS Runoff	Peak discharge	= 566.15 cfs
Storm frequency	= 100 yrs	Time to peak	= 746 min
Time interval	= 2 min	Hyd. volume	= 80.834 acft
Drainage area	= 177.000 ac	Curve number	= 84
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 54.40 min
Total precip.	= 7.40 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

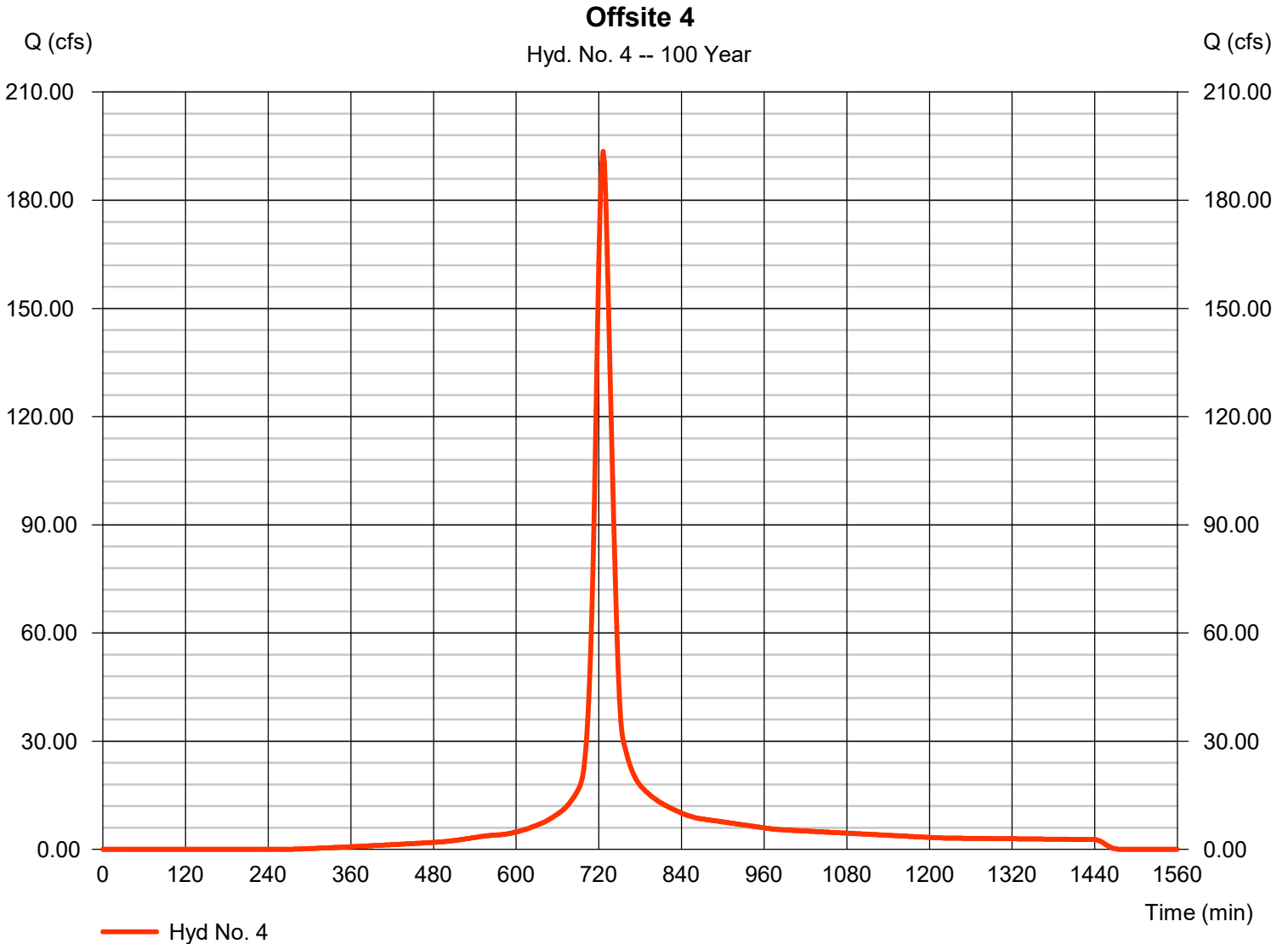


Hydrograph Report

Hyd. No. 4

Offsite 4

Hydrograph type	= SCS Runoff	Peak discharge	= 193.48 cfs
Storm frequency	= 100 yrs	Time to peak	= 726 min
Time interval	= 2 min	Hyd. volume	= 15.641 acft
Drainage area	= 33.400 ac	Curve number	= 84
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 20.50 min
Total precip.	= 7.40 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

Monday, 06 / 6 / 2022

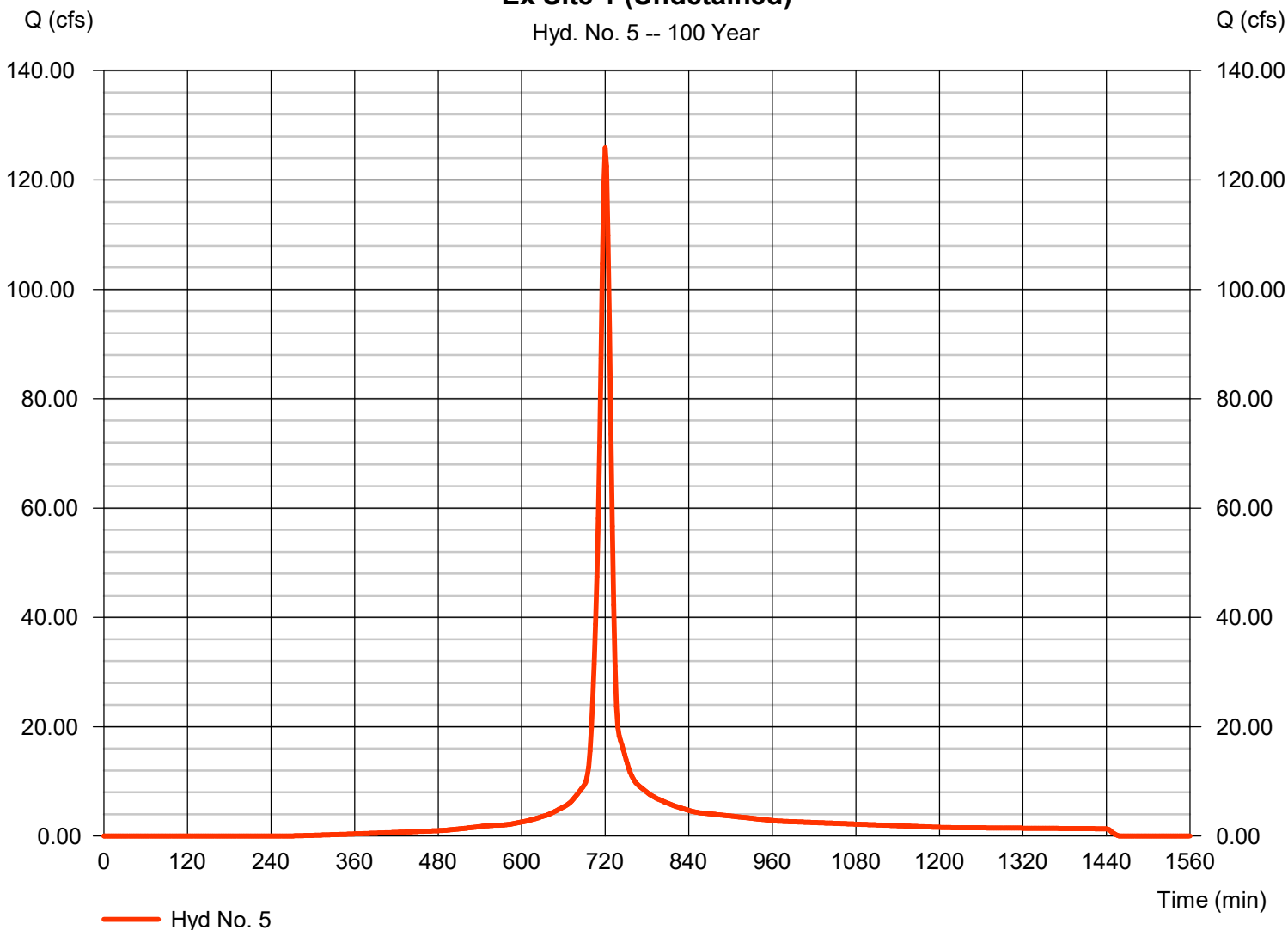
Hyd. No. 5

Ex Site 1 (Undetained)

Hydrograph type	= SCS Runoff	Peak discharge	= 125.88 cfs
Storm frequency	= 100 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 7.733 acft
Drainage area	= 16.300 ac	Curve number	= 84
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 11.80 min
Total precip.	= 7.40 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

Ex Site 1 (Undetained)

Hyd. No. 5 -- 100 Year



Hydrograph Report

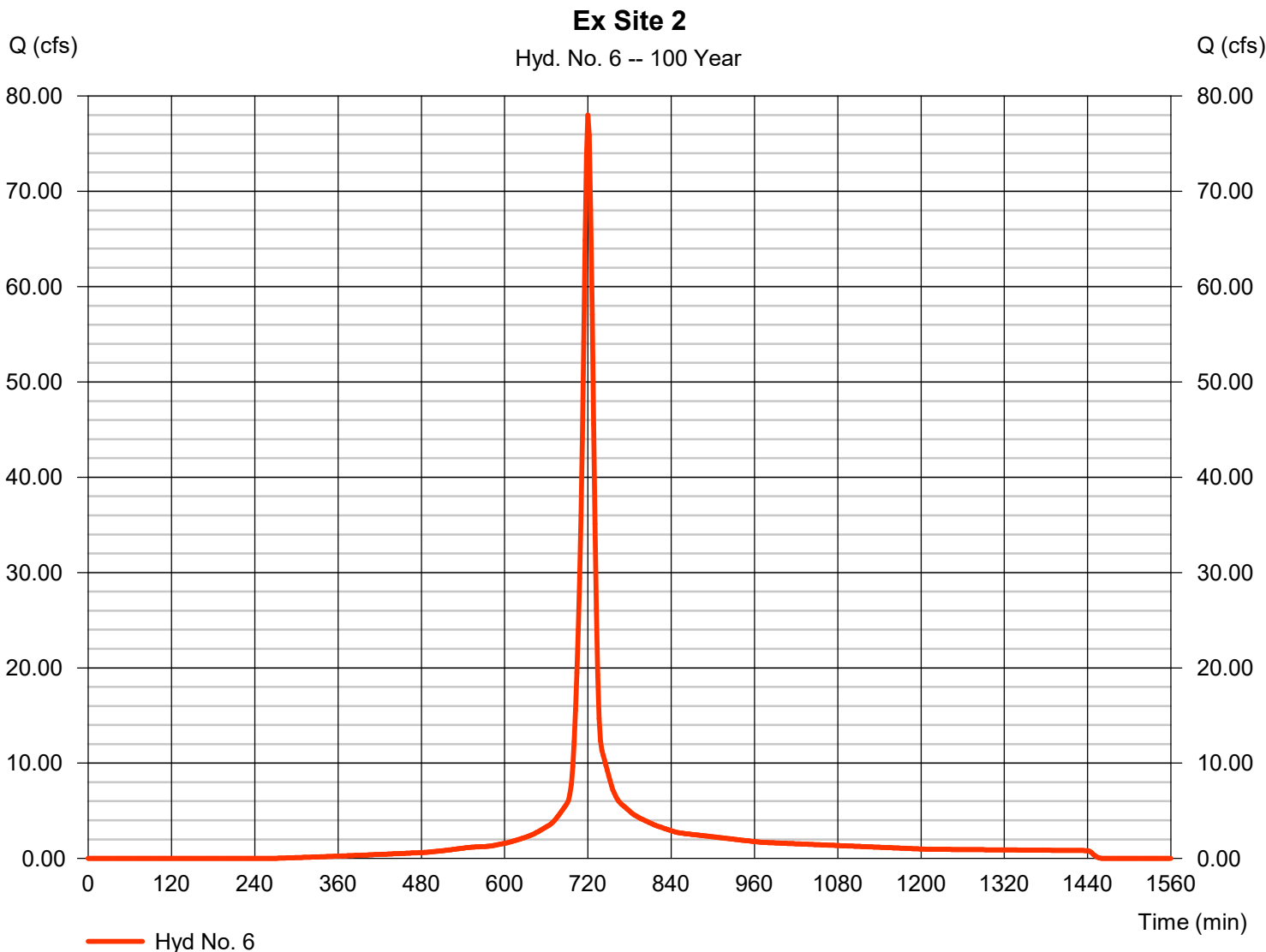
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

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Hyd. No. 6

Ex Site 2

Hydrograph type	= SCS Runoff	Peak discharge	= 78.00 cfs
Storm frequency	= 100 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 4.792 acft
Drainage area	= 10.100 ac	Curve number	= 84
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 7.40 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

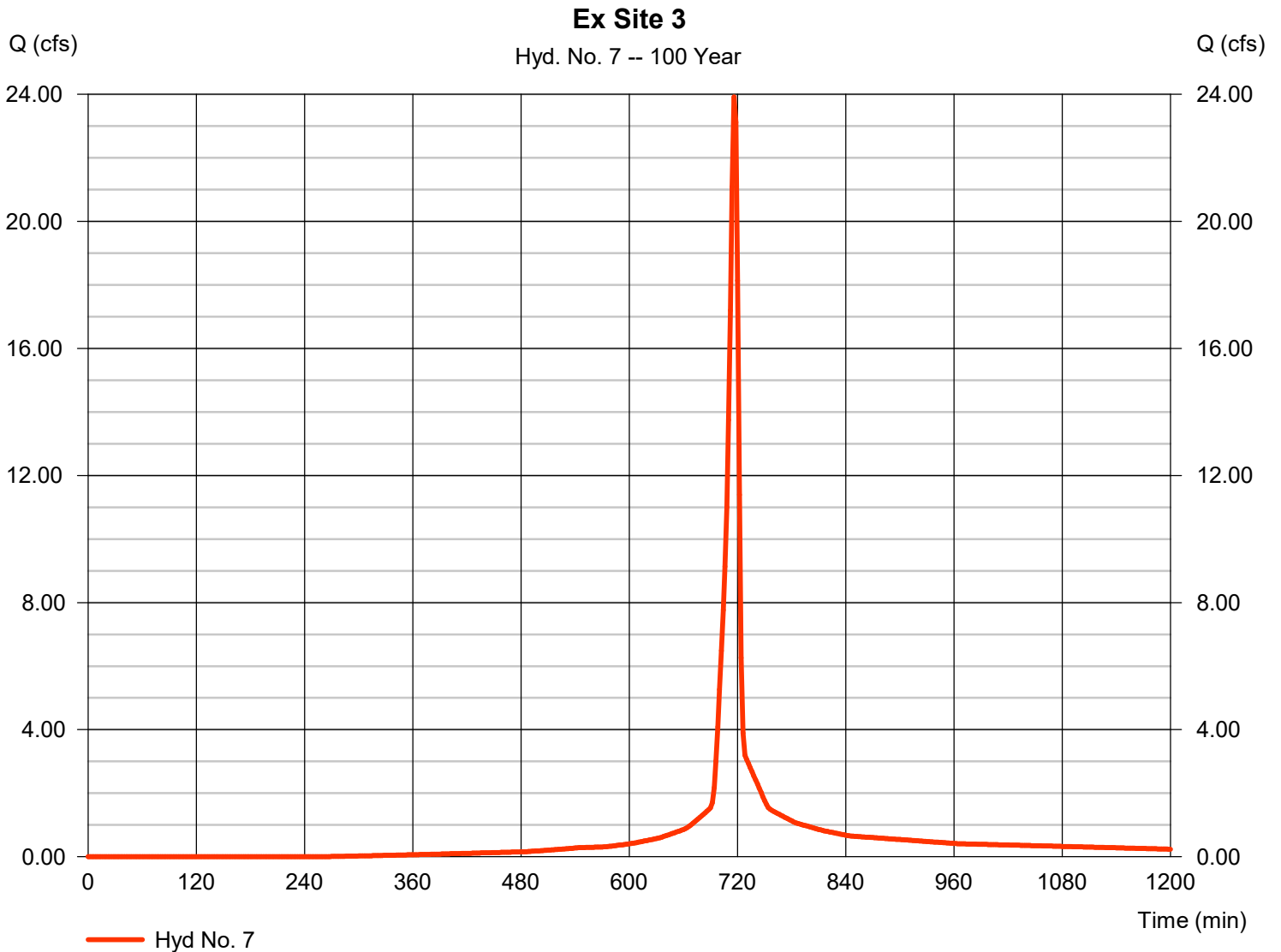
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Monday, 06 / 6 / 2022

Hyd. No. 7

Ex Site 3

Hydrograph type	= SCS Runoff	Peak discharge	= 23.92 cfs
Storm frequency	= 100 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 1.165 acft
Drainage area	= 2.700 ac	Curve number	= 84
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 7.40 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

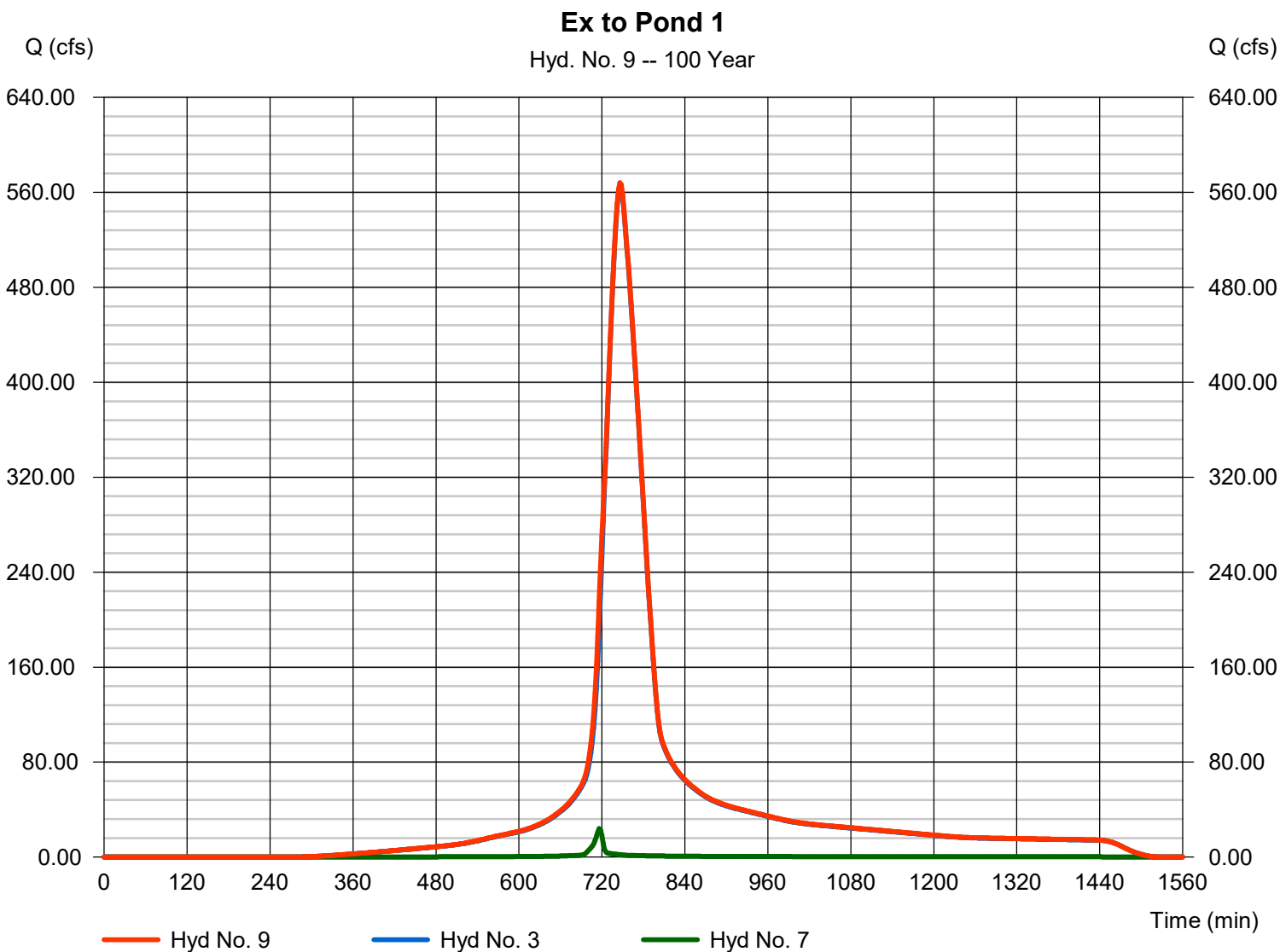
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Monday, 06 / 6 / 2022

Hyd. No. 9

Ex to Pond 1

Hydrograph type	= Combine	Peak discharge	= 568.18 cfs
Storm frequency	= 100 yrs	Time to peak	= 746 min
Time interval	= 2 min	Hyd. volume	= 81.998 acft
Inflow hyds.	= 3, 7	Contrib. drain. area	= 179.700 ac



Hydrograph Report

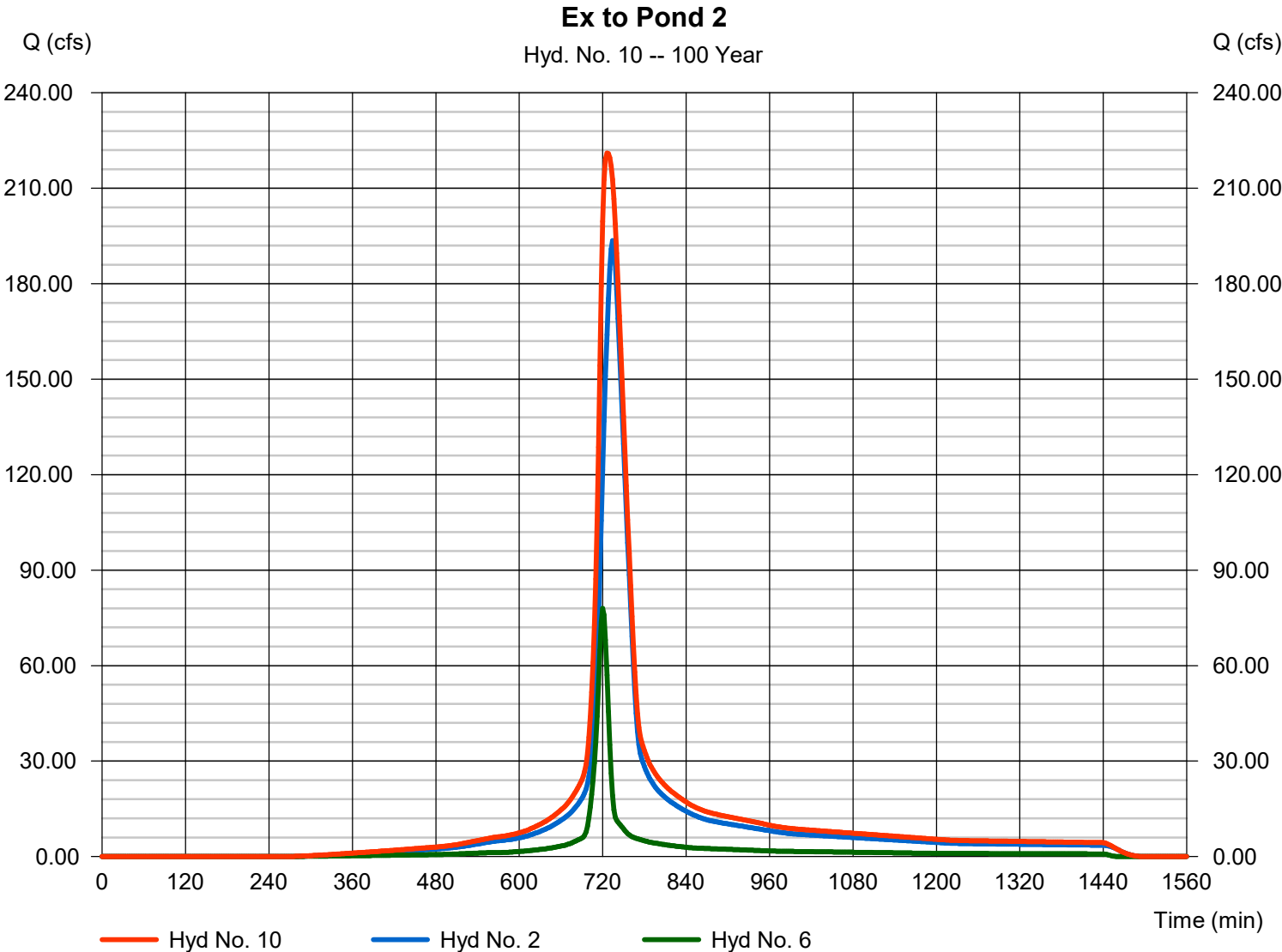
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Hyd. No. 10

Ex to Pond 2

Hydrograph type	= Combine	Peak discharge	= 221.03 cfs
Storm frequency	= 100 yrs	Time to peak	= 726 min
Time interval	= 2 min	Hyd. volume	= 25.214 acft
Inflow hyds.	= 2, 6	Contrib. drain. area	= 55.000 ac



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

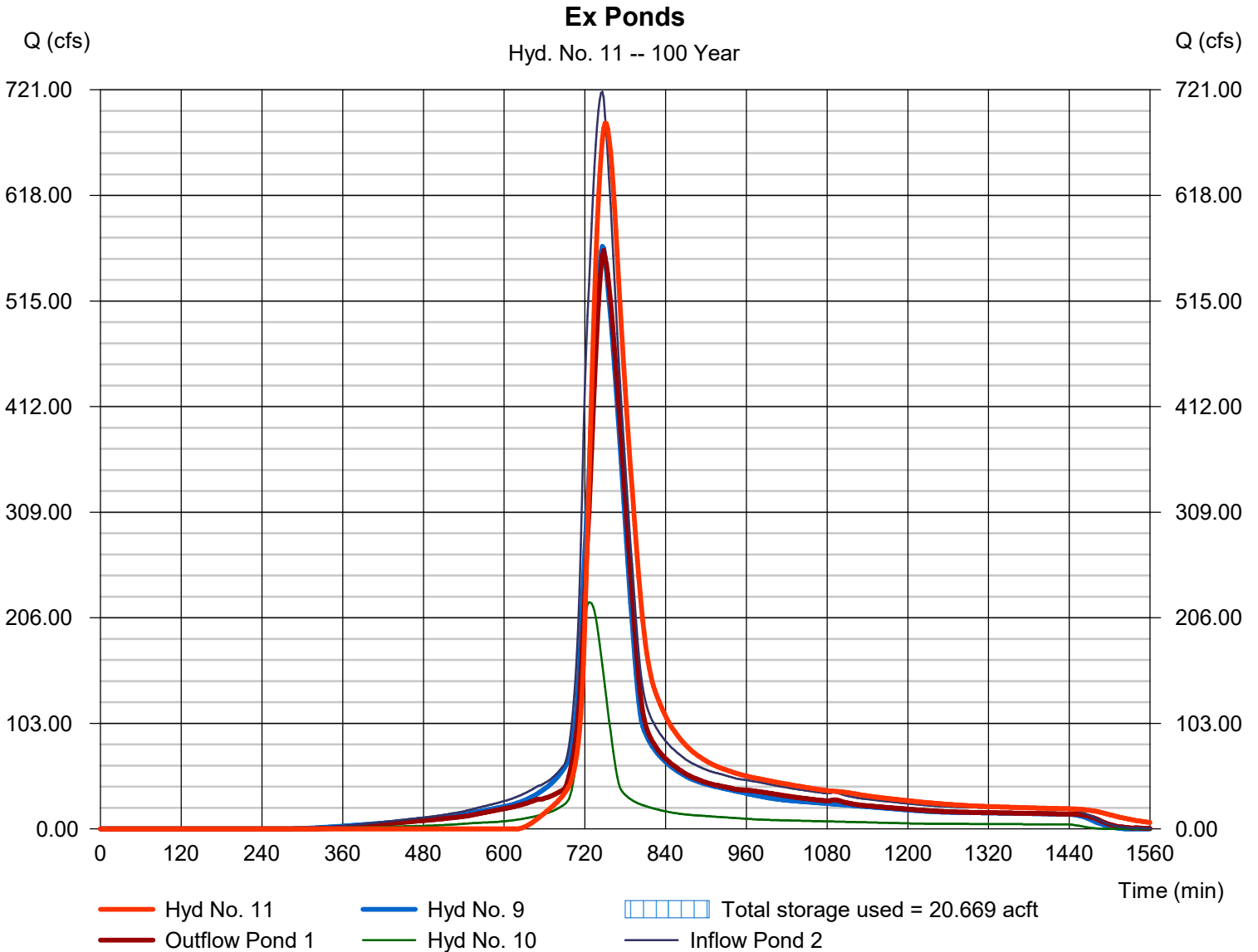
Monday, 06 / 6 / 2022

Hyd. No. 11

Ex Ponds

Hydrograph type	= Reservoir (Interconnected)	Peak discharge	= 688.58 cfs
Storm frequency	= 100 yrs	Time to peak	= 750 min
Time interval	= 2 min	Hyd. volume	= 102.159 acft
Upper Pond	= Exist- Pond 1	Lower Pond	= Exist- Pond 2
Inflow hyd.	= 9 - Ex to Pond 1	Other Inflow hyd.	= 10 - Ex to Pond
Max. Elevation	= 1461.89 ft	Max. Elevation	= 1460.08 ft
Max. Storage	= 3.539 acft	Max. Storage	= 17.130 acft

Interconnected Pond Routing. Storage Indication method used.



Pond No. 1 - Exist- Pond 1

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 1457.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (acft)	Total storage (acft)
0.00	1457.00	5,000	0.000	0.000
1.00	1458.00	19,572	0.264	0.264
2.00	1459.00	22,178	0.479	0.743
3.00	1460.00	36,774	0.670	1.412
4.00	1461.00	43,935	0.925	2.337
5.00	1462.00	75,685	1.356	3.694
6.00	1463.00	104,352	2.058	5.751

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 24.00	0.00	0.00	0.00
Span (in)	= 24.00	0.00	0.00	0.00
No. Barrels	= 2	0	0	0
Invert El. (ft)	= 1457.00	0.00	0.00	0.00
Length (ft)	= 33.00	0.00	0.00	0.00
Slope (%)	= 4.40	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 65.00	40.00	25.00	280.00
Crest El. (ft)	= 1460.00	1461.00	1462.00	1463.00
Weir Coeff.	= 2.60	2.60	2.60	2.60
Weir Type	= Broad	Broad	Broad	Broad
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Contour)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage acft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0.000	1457.00	0.00	---	---	---	0.00	0.00	0.00	0.00	---	---	0.000
1.00	0.264	1458.00	10.72 ic	---	---	---	0.00	0.00	0.00	0.00	---	---	10.72
2.00	0.743	1459.00	30.25 ic	---	---	---	0.00	0.00	0.00	0.00	---	---	30.25
3.00	1.412	1460.00	42.78 ic	---	---	---	0.00	0.00	0.00	0.00	---	---	42.78
4.00	2.337	1461.00	52.39 ic	---	---	---	169.00	0.00	0.00	0.00	---	---	221.39
5.00	3.694	1462.00	60.50 ic	---	---	---	478.00	104.00	0.00	0.00	---	---	642.50
6.00	5.751	1463.00	67.64 ic	---	---	---	878.15	294.16	65.00	0.00	---	---	1304.95

Pond No. 2 - Exist- Pond 2

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 1454.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (acft)	Total storage (acft)
0.00	1454.00	64,717	0.000	0.000
1.00	1455.00	67,163	1.514	1.514
2.00	1456.00	72,456	1.602	3.116
3.00	1457.00	94,962	1.916	5.031
4.00	1458.00	116,922	2.427	7.459
5.00	1459.00	136,283	2.903	10.362
6.00	1460.00	407,116	5.960	16.322
7.00	1461.00	500,000	10.393	26.715

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 0.00	0.00	0.00	0.00
Span (in)	= 0.00	0.00	0.00	0.00
No. Barrels	= 0	0	0	0
Invert El. (ft)	= 0.00	0.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 10.00	16.00	135.00	480.00
Crest El. (ft)	= 1457.00	1458.00	1459.00	1460.00
Weir Coeff.	= 2.60	2.60	2.60	2.60
Weir Type	= Broad	Broad	Broad	Broad
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Contour)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage acft	Elevation ft	Civ A cfs	Civ B cfs	Civ C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0.000	1454.00	---	---	---	---	0.00	0.00	0.00	0.00	---	---	0.000
1.00	1.514	1455.00	---	---	---	---	0.00	0.00	0.00	0.00	---	---	0.000
2.00	3.116	1456.00	---	---	---	---	0.00	0.00	0.00	0.00	---	---	0.000
3.00	5.031	1457.00	---	---	---	---	0.00	0.00	0.00	0.00	---	---	0.000
4.00	7.459	1458.00	---	---	---	---	26.00	0.00	0.00	0.00	---	---	26.00
5.00	10.362	1459.00	---	---	---	---	73.54	41.60	0.00	0.00	---	---	115.14
6.00	16.322	1460.00	---	---	---	---	135.10	117.66	351.00	0.00	---	---	603.76
7.00	26.715	1461.00	---	---	---	---	208.00	216.16	992.78	1248.00	---	---	2664.94

Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

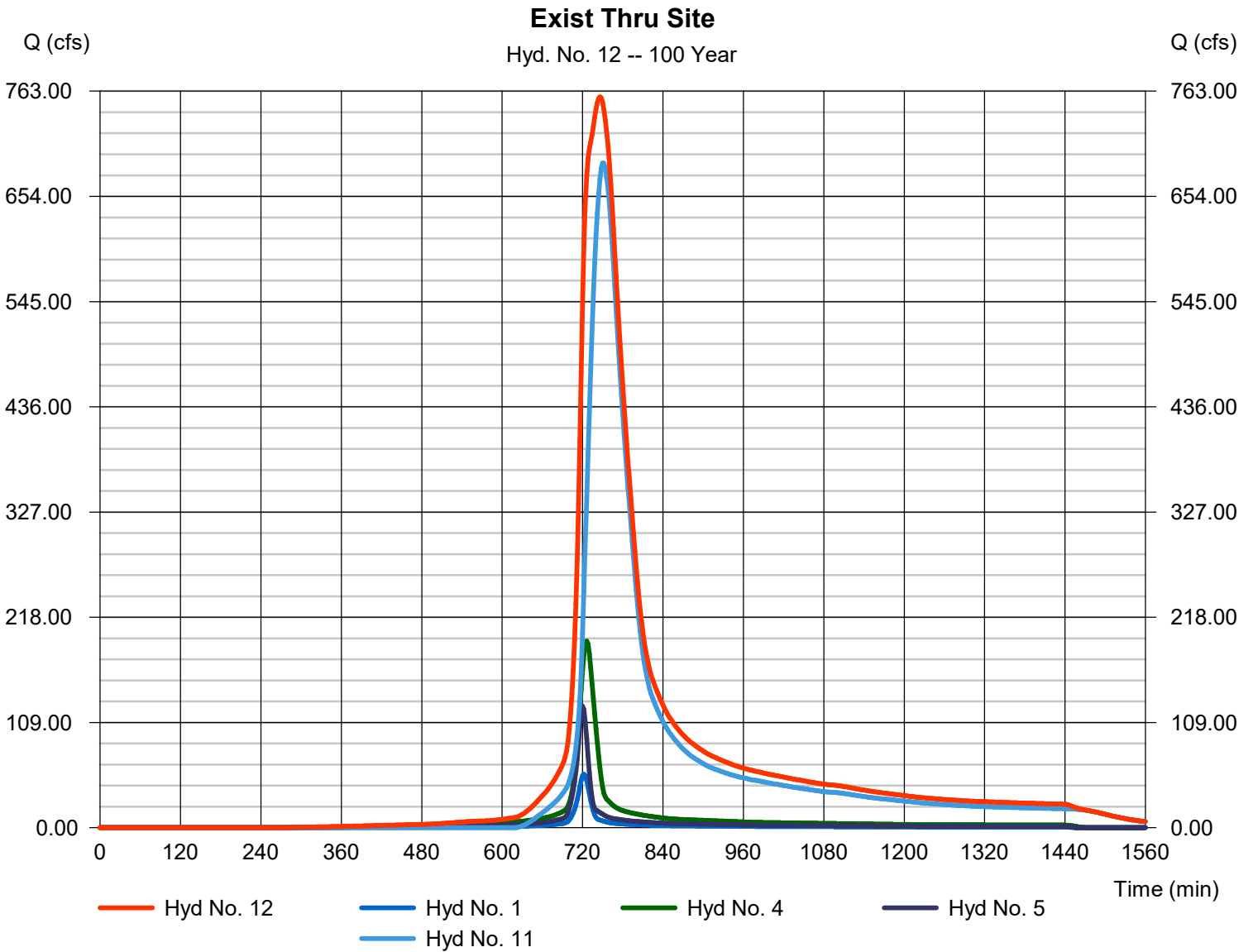
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Hyd. No. 12

Exist Thru Site

Hydrograph type = Combine
 Storm frequency = 100 yrs
 Time interval = 2 min
 Inflow hyds. = 1, 4, 5, 11

Peak discharge = 757.21 cfs
 Time to peak = 746 min
 Hyd. volume = 129.211 acft
 Contrib. drain. area = 57.900 ac



Hydrograph Report

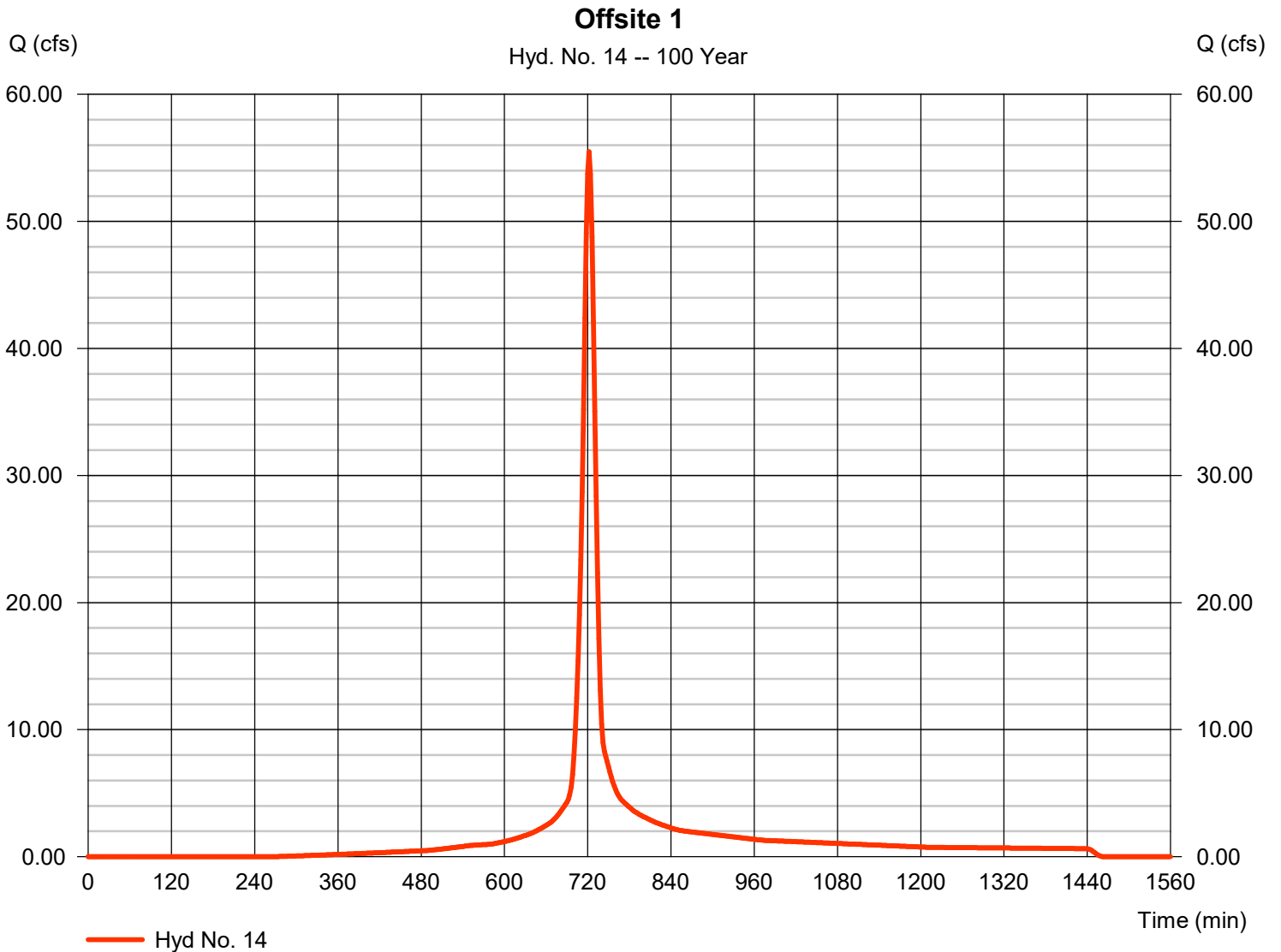
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

Monday, 06 / 6 / 2022

Hyd. No. 14

Offsite 1

Hydrograph type	= SCS Runoff	Peak discharge	= 55.49 cfs
Storm frequency	= 100 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 3.678 acft
Drainage area	= 8.200 ac	Curve number	= 84
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 13.40 min
Total precip.	= 7.40 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

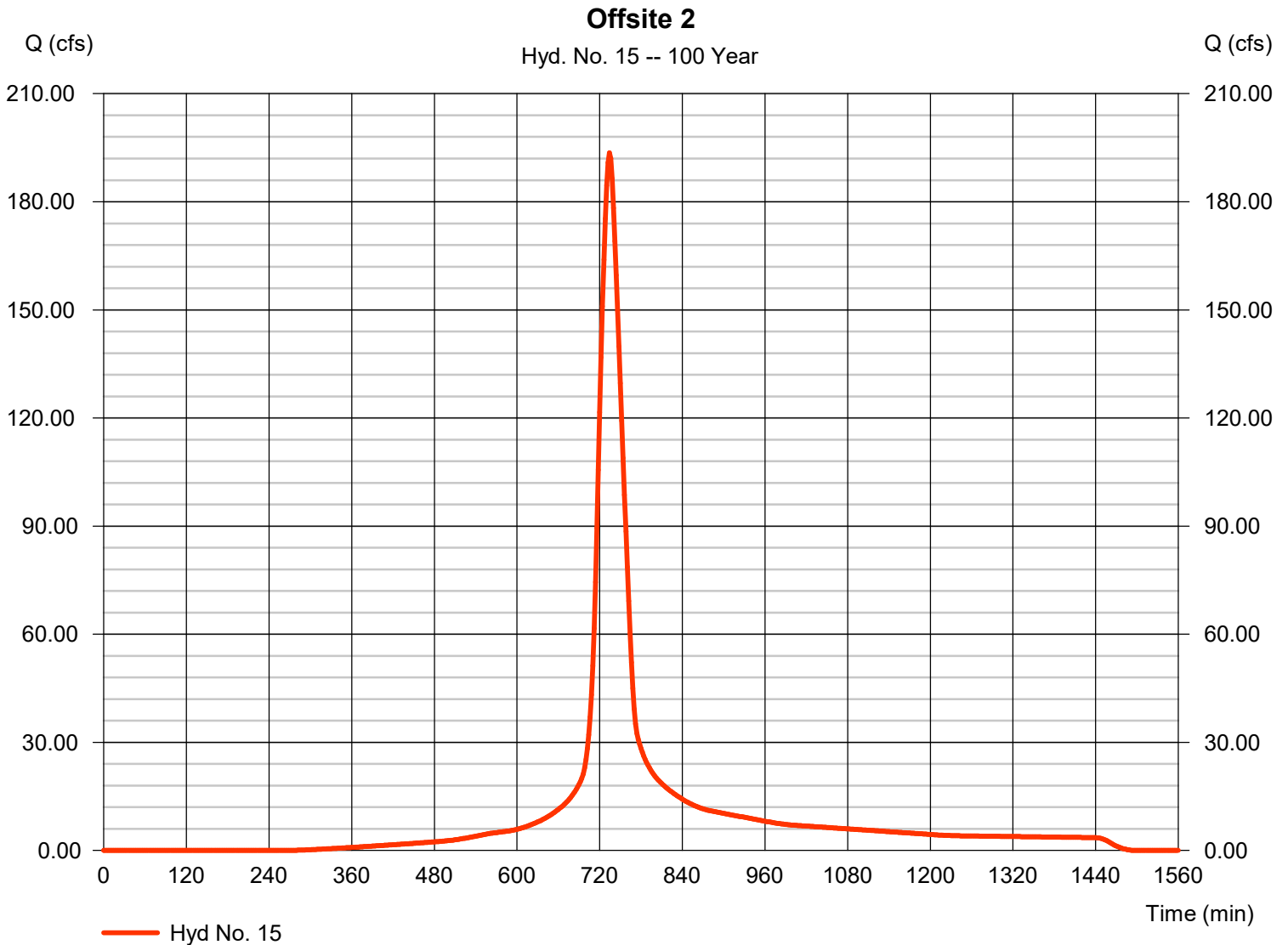
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Hyd. No. 15

Offsite 2

Hydrograph type	= SCS Runoff	Peak discharge	= 193.57 cfs
Storm frequency	= 100 yrs	Time to peak	= 734 min
Time interval	= 2 min	Hyd. volume	= 20.422 acft
Drainage area	= 44.900 ac	Curve number	= 84
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 34.00 min
Total precip.	= 7.40 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

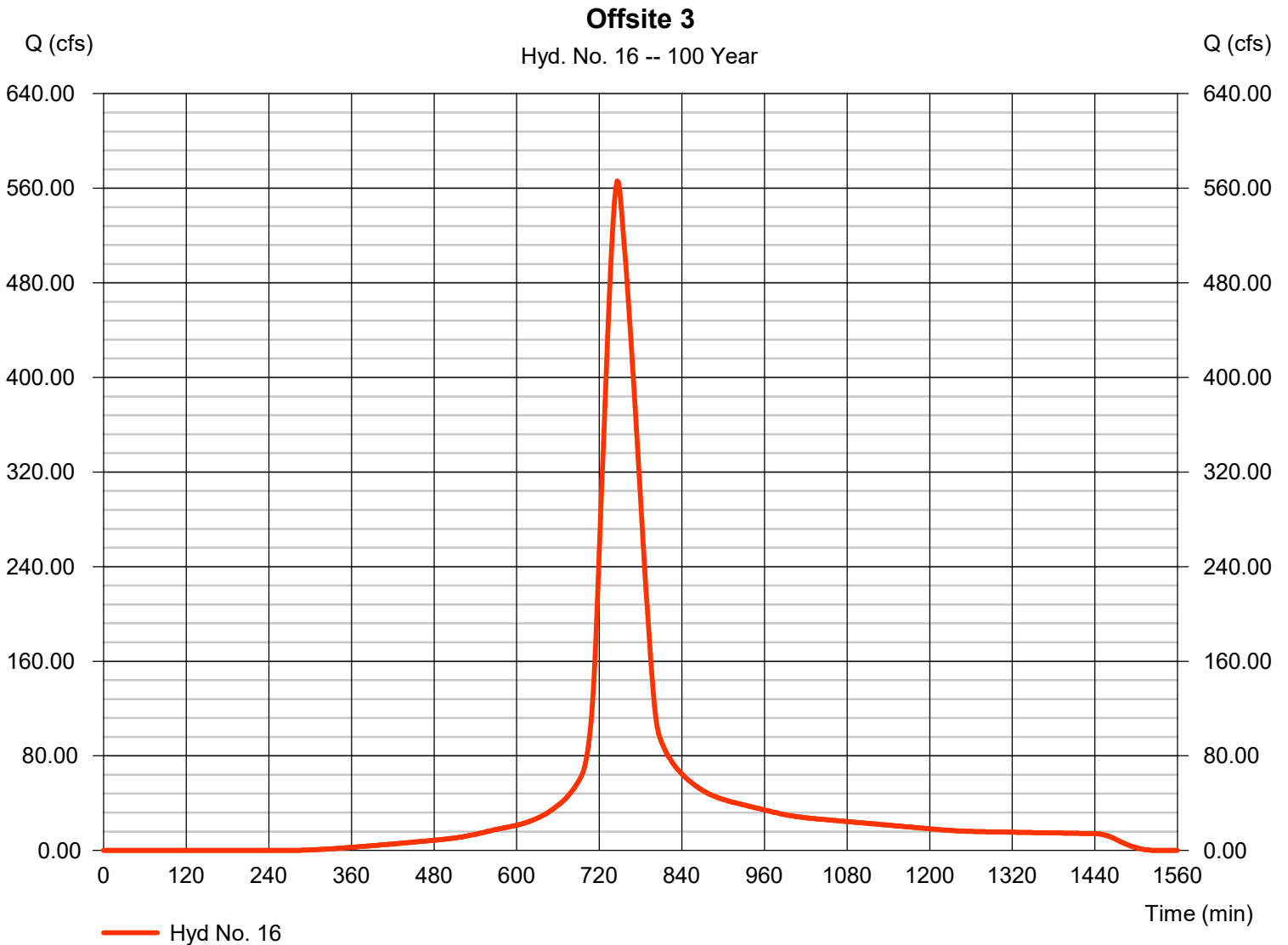
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Hyd. No. 16

Offsite 3

Hydrograph type	= SCS Runoff	Peak discharge	= 566.15 cfs
Storm frequency	= 100 yrs	Time to peak	= 746 min
Time interval	= 2 min	Hyd. volume	= 80.834 acft
Drainage area	= 177.000 ac	Curve number	= 84
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 54.40 min
Total precip.	= 7.40 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

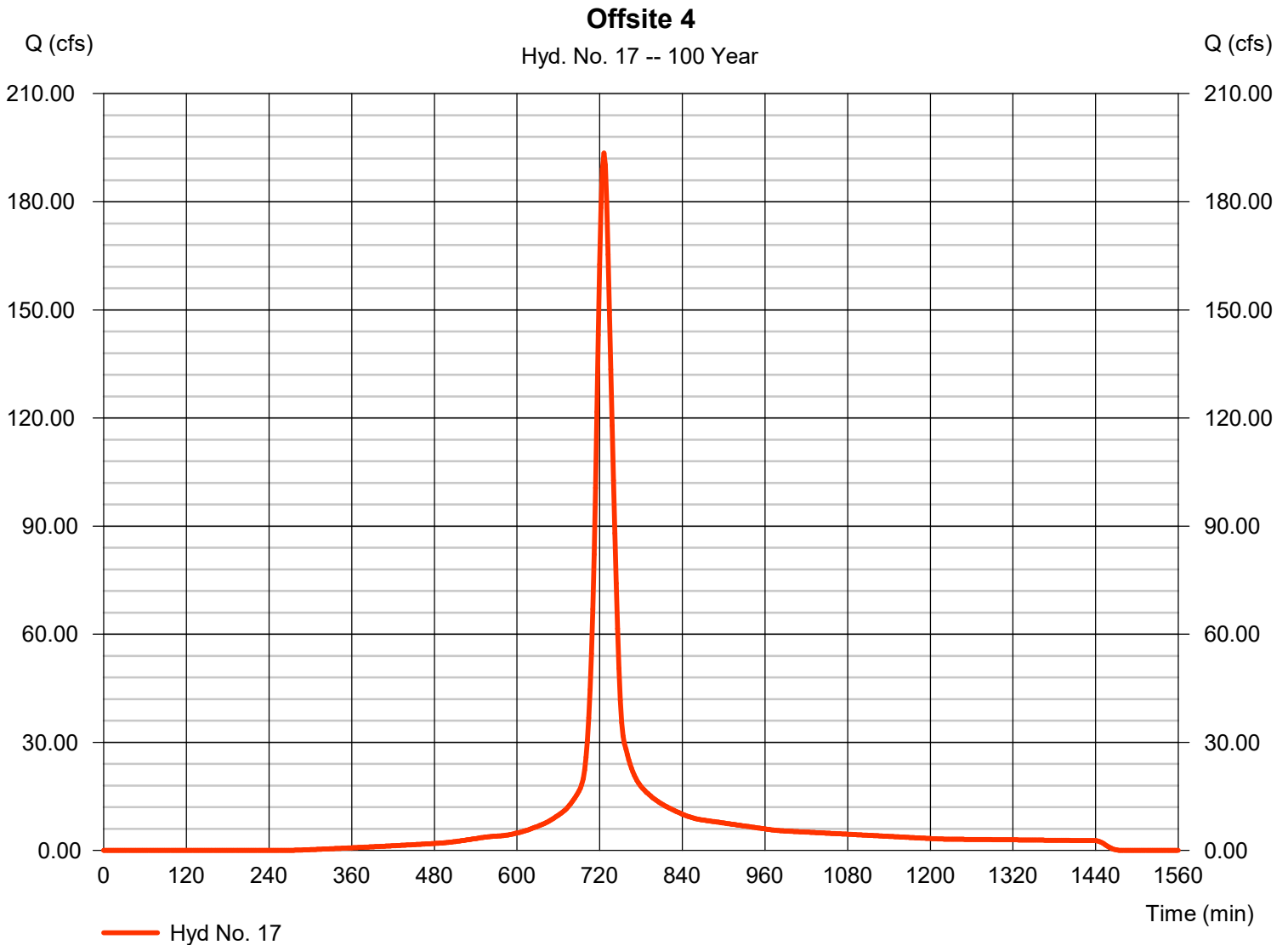
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Hyd. No. 17

Offsite 4

Hydrograph type	= SCS Runoff	Peak discharge	= 193.48 cfs
Storm frequency	= 100 yrs	Time to peak	= 726 min
Time interval	= 2 min	Hyd. volume	= 15.641 acft
Drainage area	= 33.400 ac	Curve number	= 84
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 20.50 min
Total precip.	= 7.40 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

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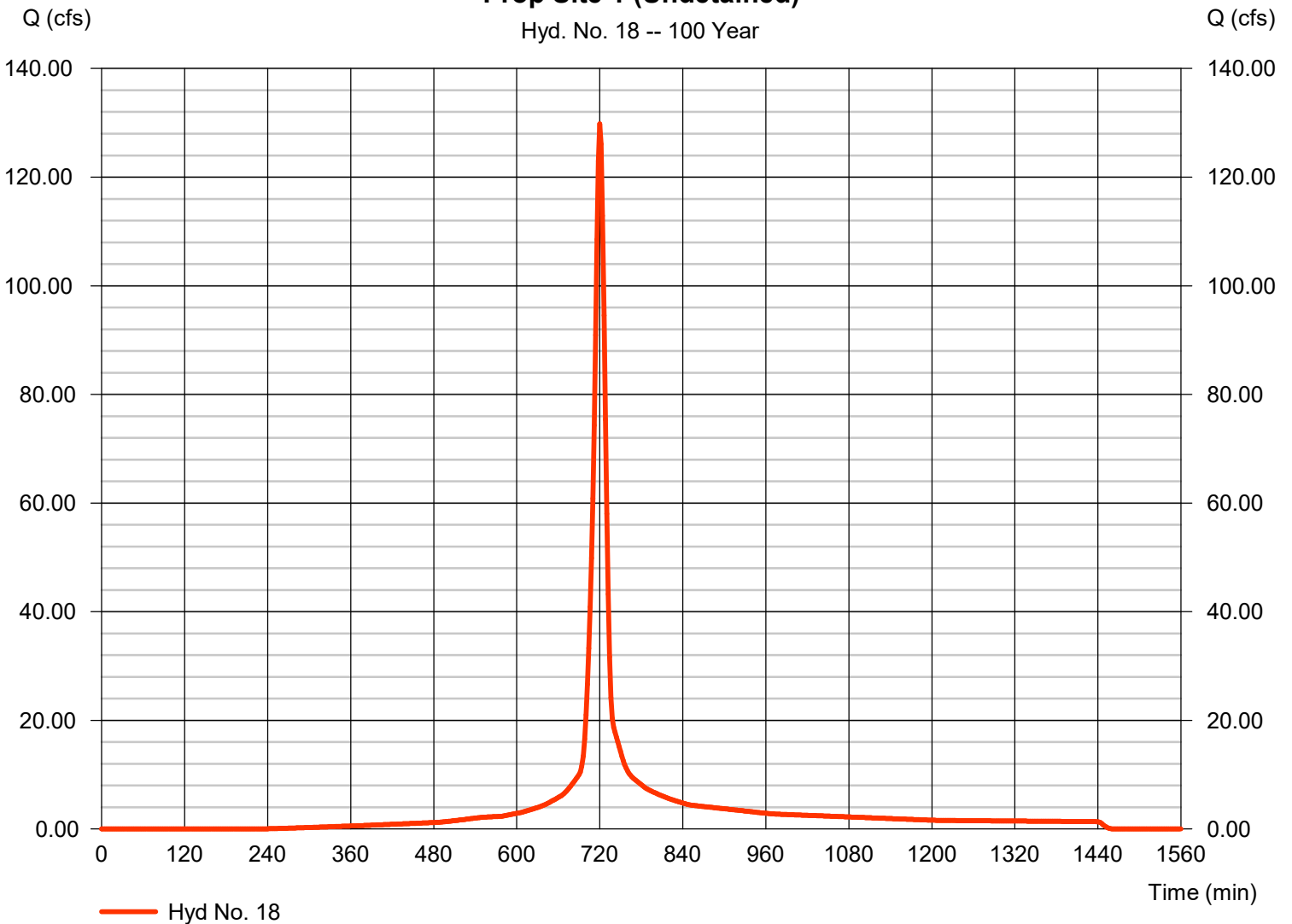
Hyd. No. 18

Prop Site 1 (Undetained)

Hydrograph type	= SCS Runoff	Peak discharge	= 129.79 cfs
Storm frequency	= 100 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 8.056 acft
Drainage area	= 16.300 ac	Curve number	= 86
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 7.40 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

Prop Site 1 (Undetained)

Hyd. No. 18 -- 100 Year



Hydrograph Report

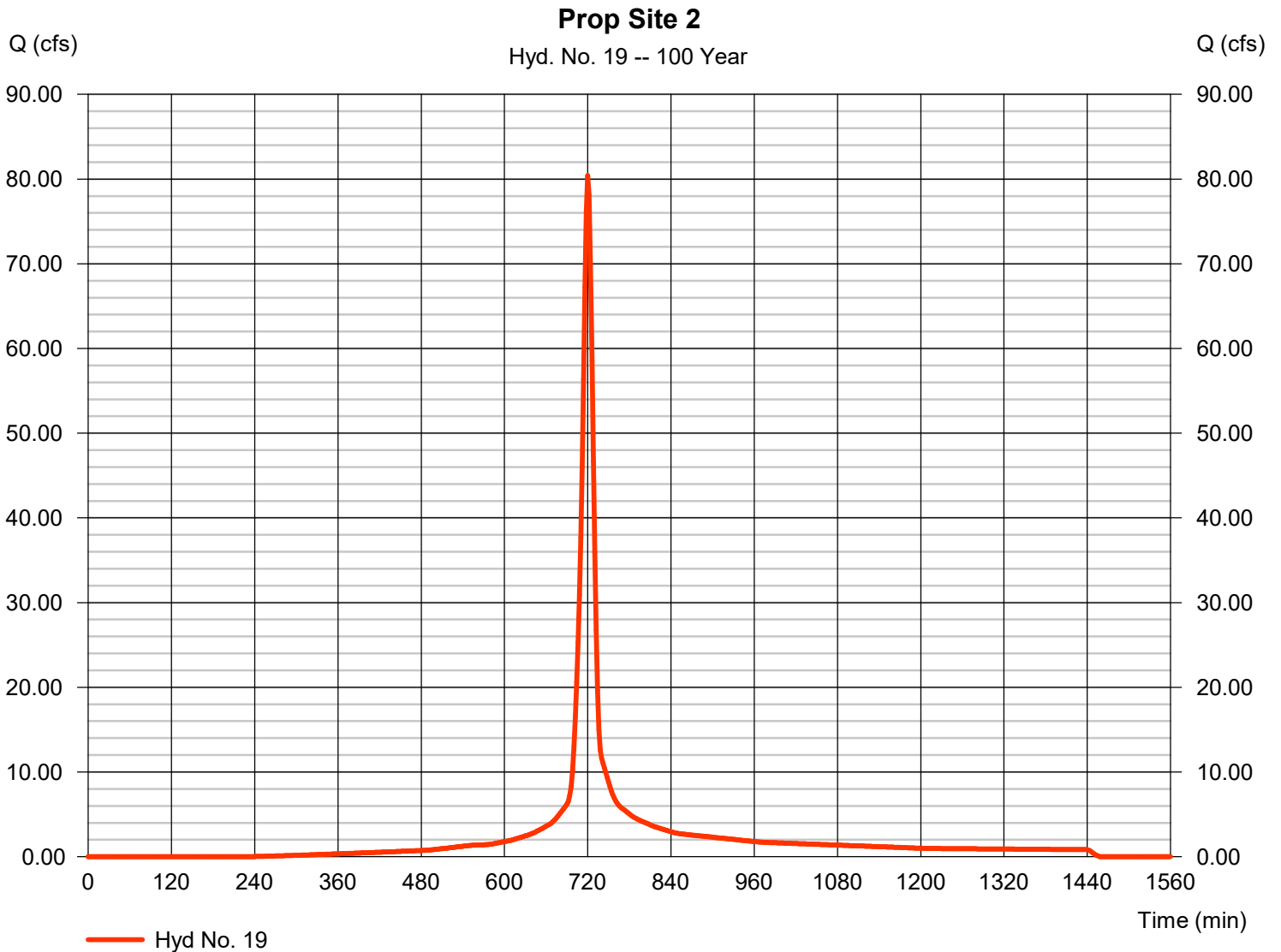
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Hyd. No. 19

Prop Site 2

Hydrograph type	= SCS Runoff	Peak discharge	= 80.42 cfs
Storm frequency	= 100 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 4.992 acft
Drainage area	= 10.100 ac	Curve number	= 86
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 7.40 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

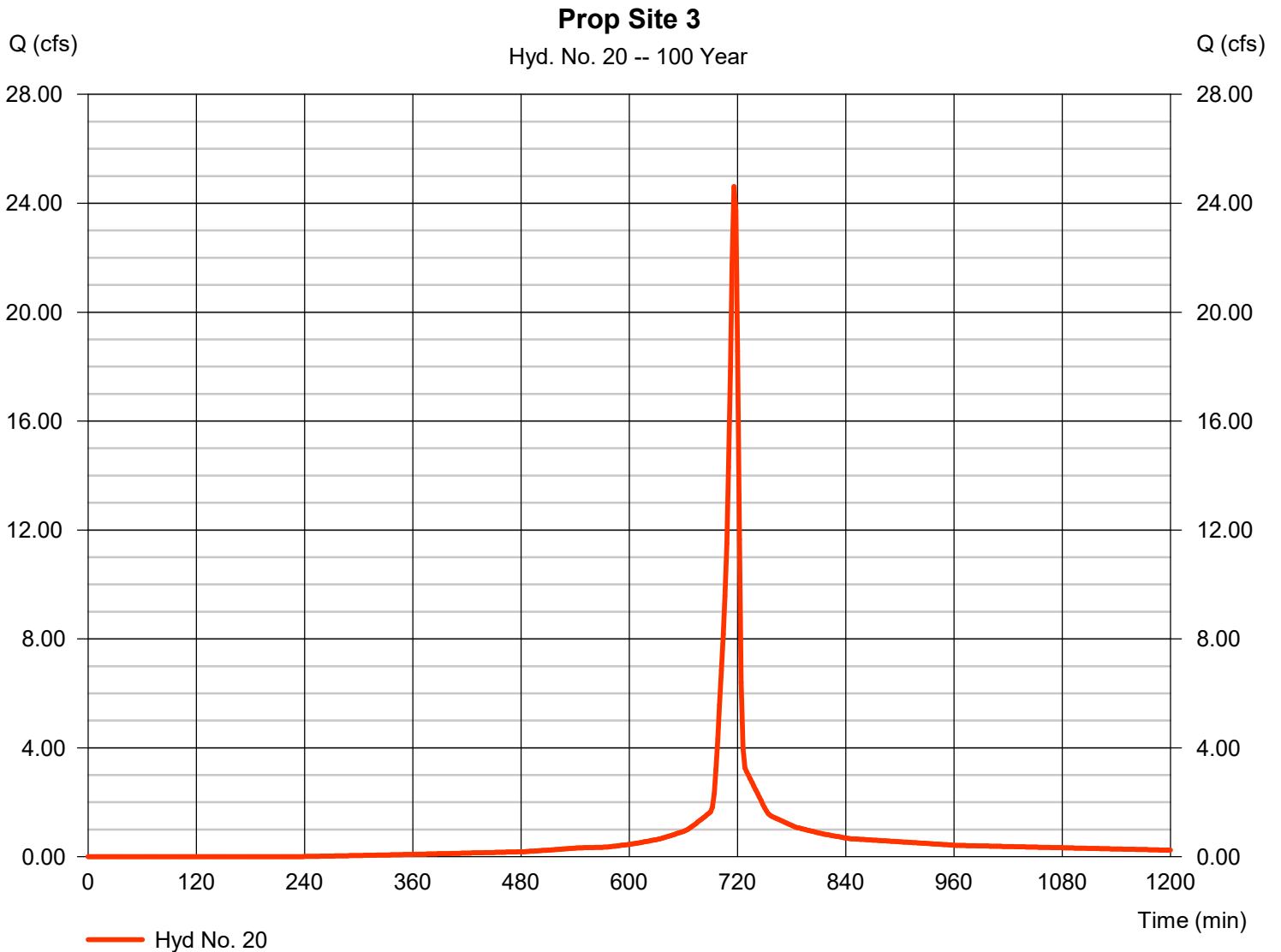
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Hyd. No. 20

Prop Site 3

Hydrograph type	= SCS Runoff	Peak discharge	= 24.61 cfs
Storm frequency	= 100 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 1.213 acft
Drainage area	= 2.700 ac	Curve number	= 86
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 7.40 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

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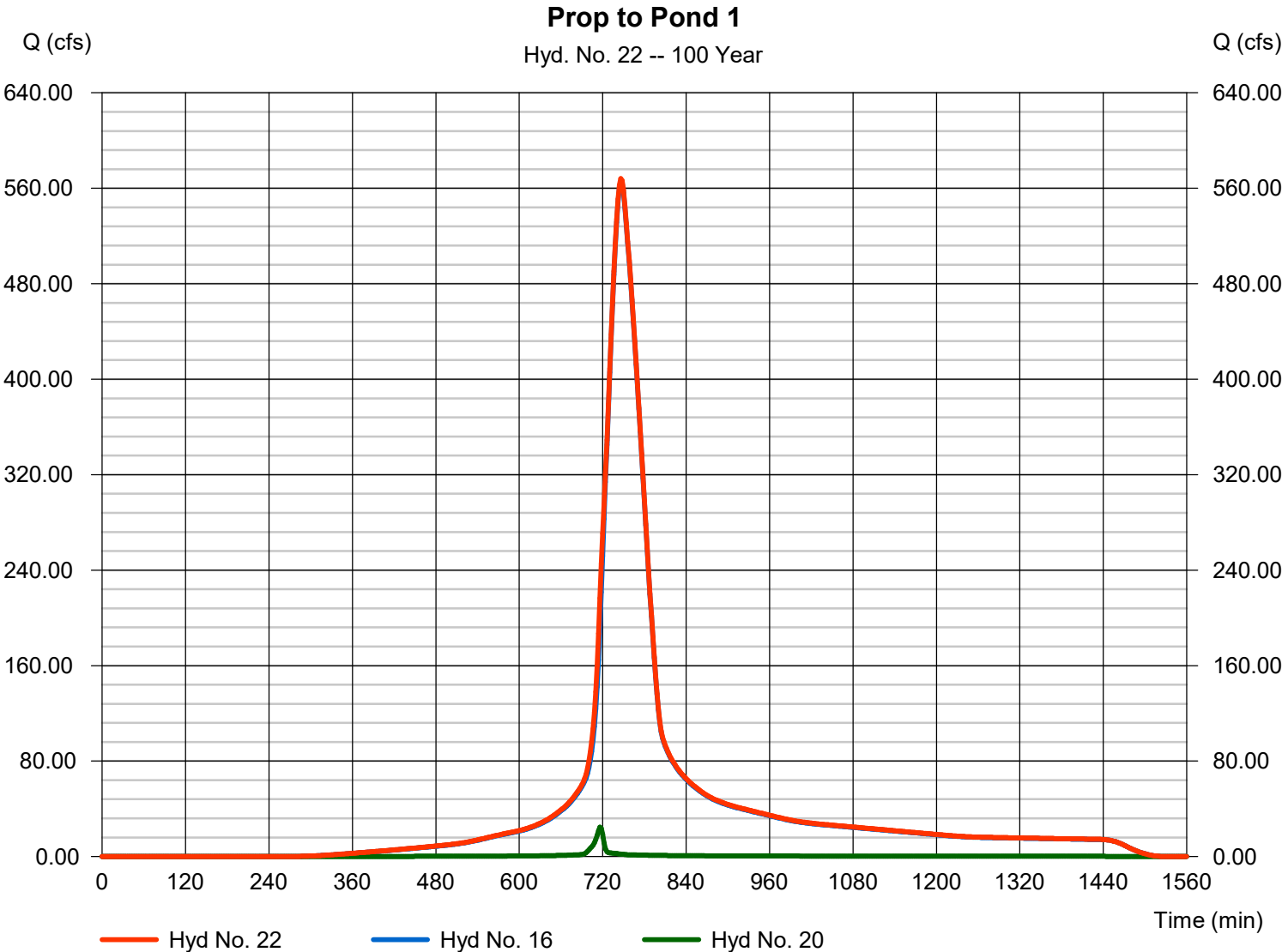
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Hyd. No. 22

Prop to Pond 1

Hydrograph type = Combine
Storm frequency = 100 yrs
Time interval = 2 min
Inflow hyds. = 16, 20

Peak discharge = 568.21 cfs
Time to peak = 746 min
Hyd. volume = 82.047 acft
Contrib. drain. area = 179.700 ac



Hydrograph Report

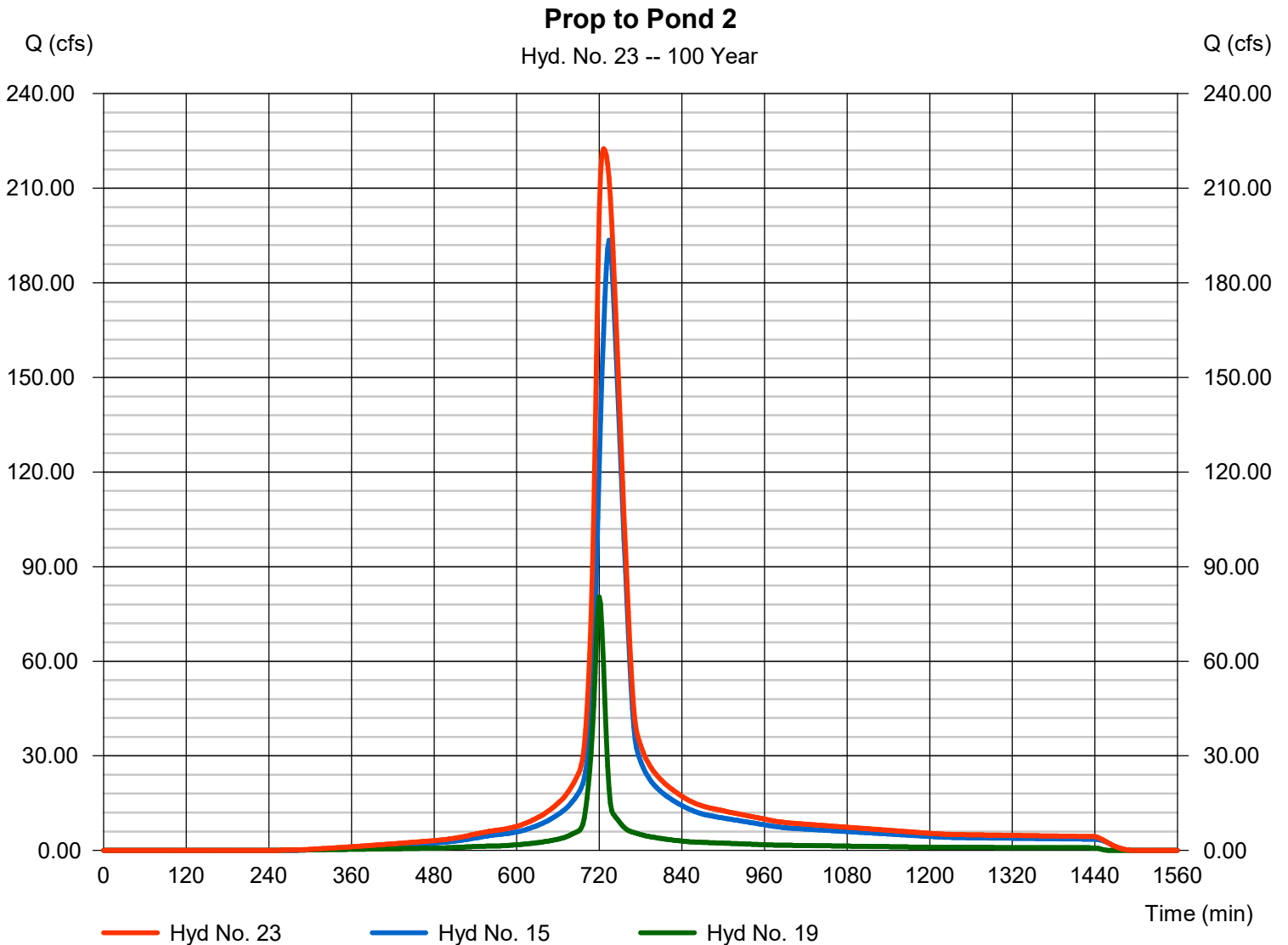
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Hyd. No. 23

Prop to Pond 2

Hydrograph type	= Combine	Peak discharge	= 222.53 cfs
Storm frequency	= 100 yrs	Time to peak	= 726 min
Time interval	= 2 min	Hyd. volume	= 25.414 acft
Inflow hyds.	= 15, 19	Contrib. drain. area	= 55.000 ac



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

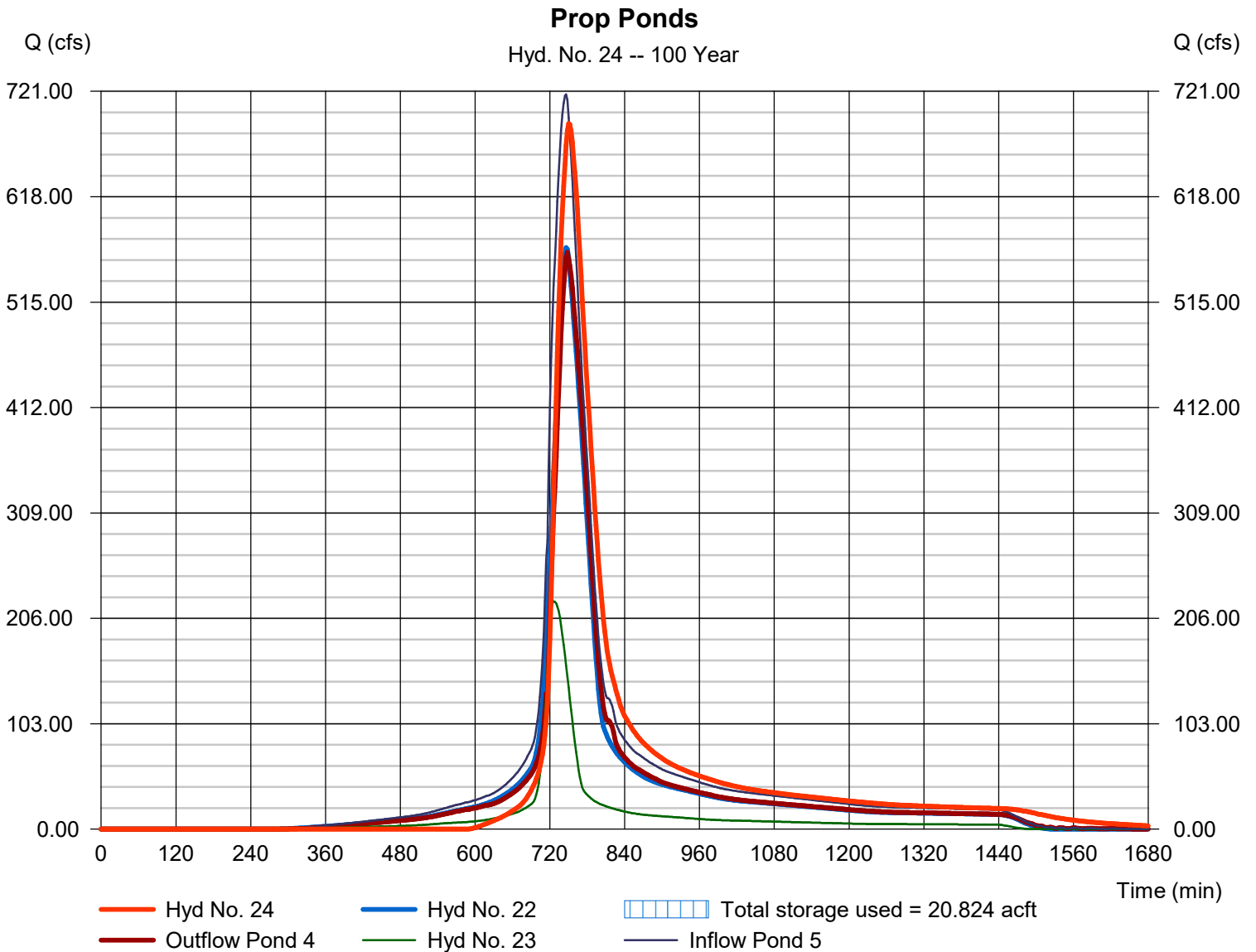
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Hyd. No. 24

Prop Ponds

Hydrograph type	= Reservoir (Interconnected)	Peak discharge	= 689.48 cfs
Storm frequency	= 100 yrs	Time to peak	= 750 min
Time interval	= 2 min	Hyd. volume	= 103.390 acft
Upper Pond	= Prop- Pond 1	Lower Pond	= Prop- Pond 2
Inflow hyd.	= 22 - Prop to Pond 1	Other Inflow hyd.	= 23 - Prop to Po
Max. Elevation	= 1461.67 ft	Max. Elevation	= 1460.12 ft
Max. Storage	= 3.244 acft	Max. Storage	= 17.580 acft

Interconnected Pond Routing. Storage Indication method used.



Pond No. 4 - Prop- Pond 1

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 1457.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (acft)	Total storage (acft)
0.00	1457.00	5,000	0.000	0.000
1.00	1458.00	19,572	0.264	0.264
2.00	1459.00	22,178	0.479	0.743
3.00	1460.00	36,774	0.670	1.412
4.00	1461.00	43,935	0.925	2.337
5.00	1462.00	75,685	1.356	3.694
6.00	1463.00	104,352	2.058	5.751

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 36.00	0.00	0.00	0.00
Span (in)	= 96.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 1457.00	0.00	0.00	0.00
Length (ft)	= 33.00	0.00	0.00	0.00
Slope (%)	= 4.40	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 65.00	40.00	25.00	280.00
Crest El. (ft)	= 1460.00	1461.00	1462.00	1463.00
Weir Coeff.	= 2.60	2.60	2.60	2.60
Weir Type	= Broad	Broad	Broad	Broad
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Contour)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage acft	Elevation ft	Civ A cfs	Civ B cfs	Civ C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0.000	1457.00	0.00	---	---	---	0.00	0.00	0.00	0.00	---	---	0.000
1.00	0.264	1458.00	27.24 ic	---	---	---	0.00	0.00	0.00	0.00	---	---	27.24
2.00	0.743	1459.00	77.04 ic	---	---	---	0.00	0.00	0.00	0.00	---	---	77.04
3.00	1.412	1460.00	141.53 ic	---	---	---	0.00	0.00	0.00	0.00	---	---	141.53
4.00	2.337	1461.00	182.72 ic	---	---	---	169.00	0.00	0.00	0.00	---	---	351.72
5.00	3.694	1462.00	216.19 ic	---	---	---	478.00	104.00	0.00	0.00	---	---	798.20
6.00	5.751	1463.00	245.14 ic	---	---	---	878.15	294.16	65.00	0.00	---	---	1482.44

Pond No. 5 - Prop- Pond 2

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 1454.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (acft)	Total storage (acft)
0.00	1454.00	64,717	0.000	0.000
1.00	1455.00	67,163	1.514	1.514
2.00	1456.00	72,456	1.602	3.116
3.00	1457.00	94,962	1.916	5.031
4.00	1458.00	116,922	2.427	7.459
5.00	1459.00	136,283	2.903	10.362
6.00	1460.00	407,116	5.960	16.322
7.00	1461.00	500,000	10.393	26.715

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	Inactive	0.00	0.00	0.00
Span (in)	= 15.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 1454.00	0.00	0.00	0.00
Length (ft)	= 60.00	0.00	0.00	0.00
Slope (%)	= 0.40	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 5.00	16.00	135.00	480.00
Crest El. (ft)	= 1456.50	1458.00	1459.00	1460.00
Weir Coeff.	= 2.60	2.60	2.60	2.60
Weir Type	= Broad	Broad	Broad	Broad
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Contour)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage acft	Elevation ft	Civ A cfs	Civ B cfs	Civ C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0.000	1454.00	0.00	---	---	---	0.00	0.00	0.00	0.00	---	---	0.000
1.00	1.514	1455.00	0.00	---	---	---	0.00	0.00	0.00	0.00	---	---	0.000
2.00	3.116	1456.00	0.00	---	---	---	0.00	0.00	0.00	0.00	---	---	0.000
3.00	5.031	1457.00	0.00	---	---	---	4.60	0.00	0.00	0.00	---	---	4.596
4.00	7.459	1458.00	0.00	---	---	---	23.88	0.00	0.00	0.00	---	---	23.88
5.00	10.362	1459.00	0.00	---	---	---	51.39	41.60	0.00	0.00	---	---	92.99
6.00	16.322	1460.00	0.00	---	---	---	85.12	117.66	351.00	0.00	---	---	553.79
7.00	26.715	1461.00	0.00	---	---	---	124.10	216.16	992.78	1248.00	---	---	2581.03

Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

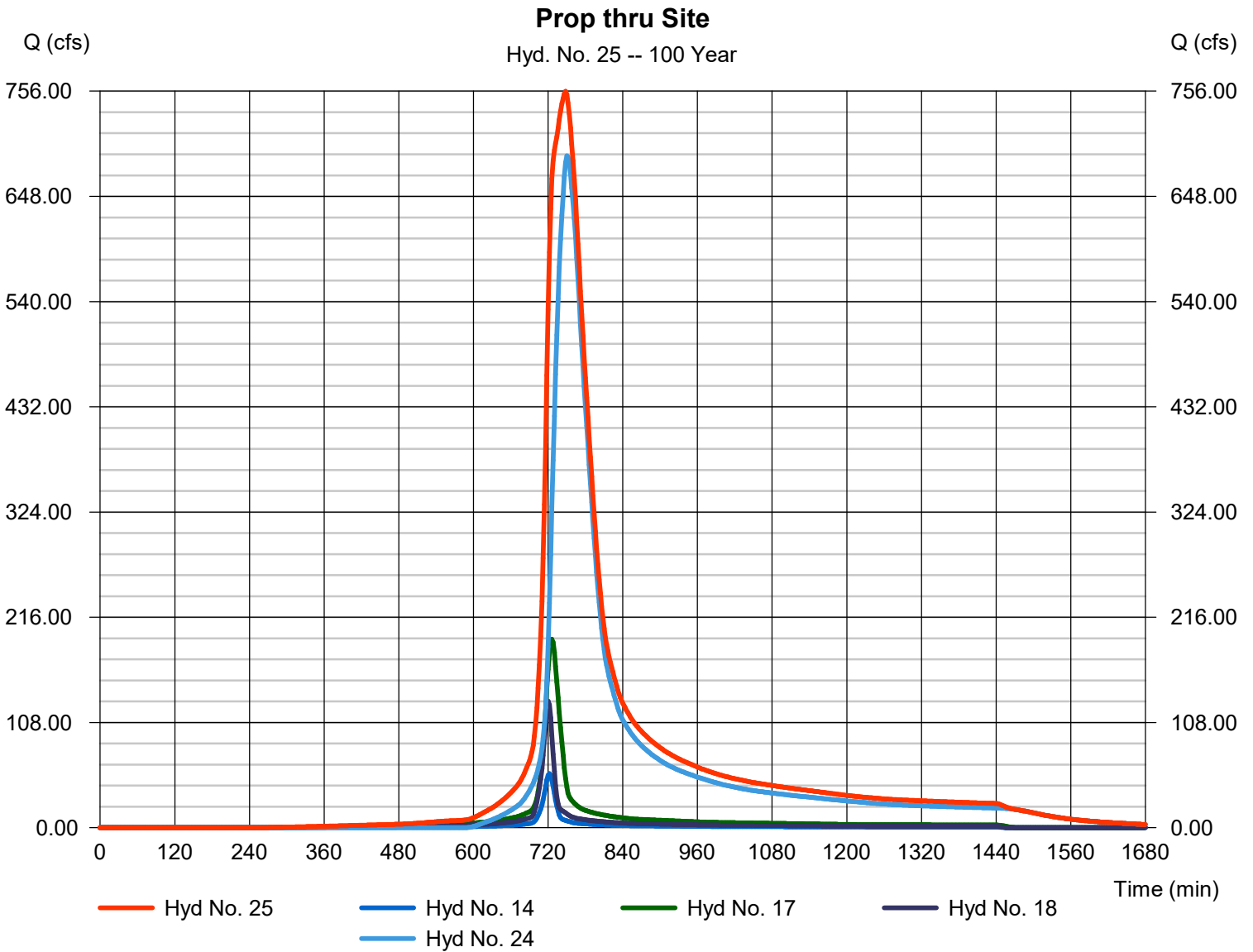
Monday, 06 / 6 / 2022

Hyd. No. 25

Prop thru Site

Hydrograph type = Combine
 Storm frequency = 100 yrs
 Time interval = 2 min
 Inflow hyds. = 14, 17, 18, 24

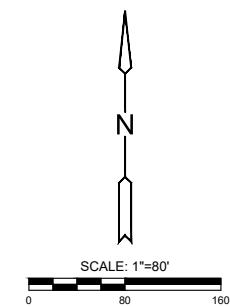
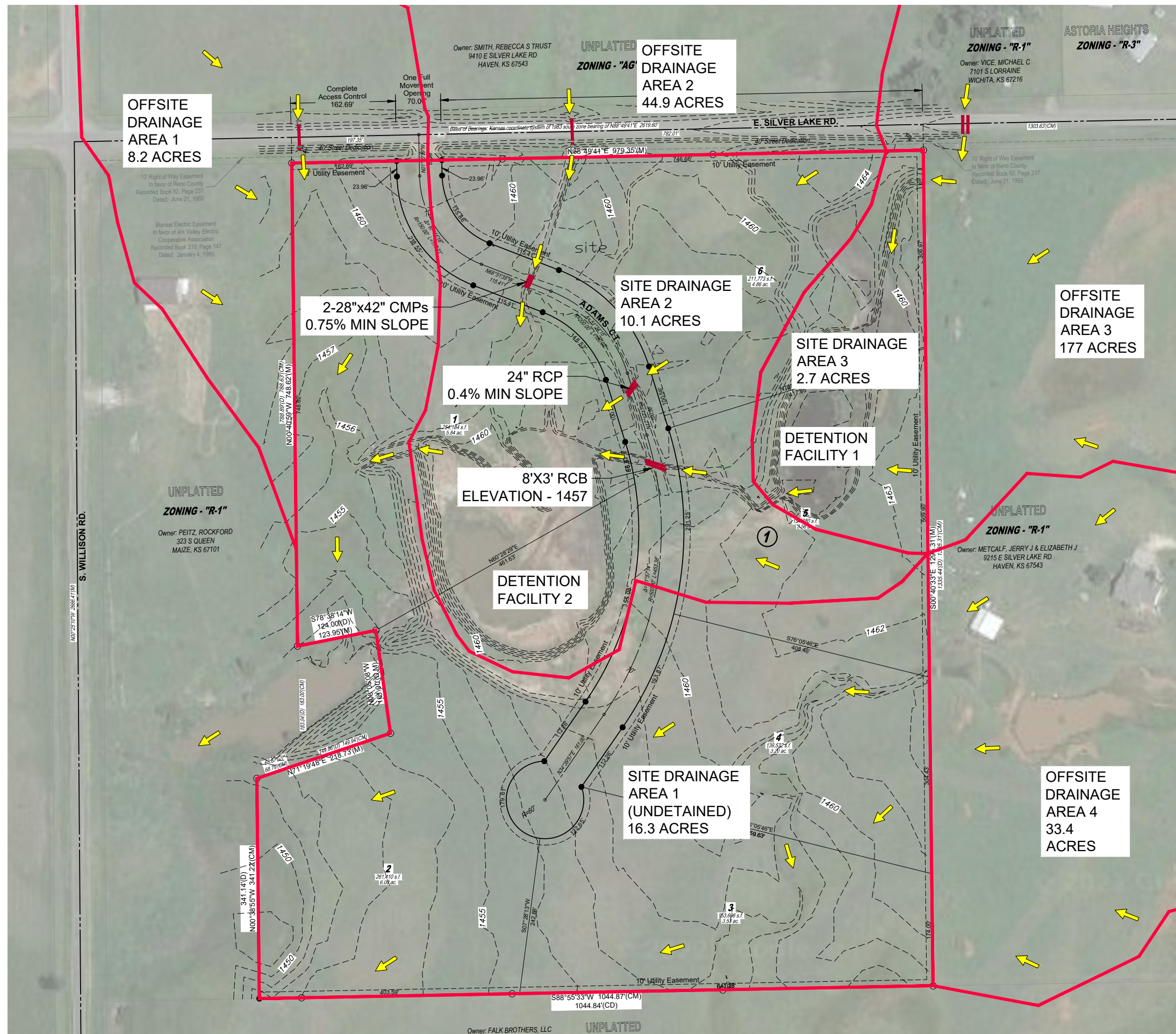
Peak discharge = 755.98 cfs
 Time to peak = 748 min
 Hyd. volume = 130.765 acft
 Contrib. drain. area = 57.900 ac



Appendix G - Drainage Plan

PLOTTED: Monday, June 06, 2022 @ 1:00PM

J:\PROJECTS\2021\101010319_ADAMS SILVER LAKE ROAD\0210319 CAD\SHOTS\05 CIVIL\DRNG\01319_DRAINAGE\PLAN.DWG



LEGEND

	- FLOW ARROW
	- DRAINAGE AREA
	- STORMWATER SEWER DRAINAGE BASINS
	- EXIST. STORMWATER SEWER
	- PROP. STORMWATER SEWER



DRAINAGE PLAN FOR
SILVER LAKE ADDITION
RENO COUNTY, KANSAS

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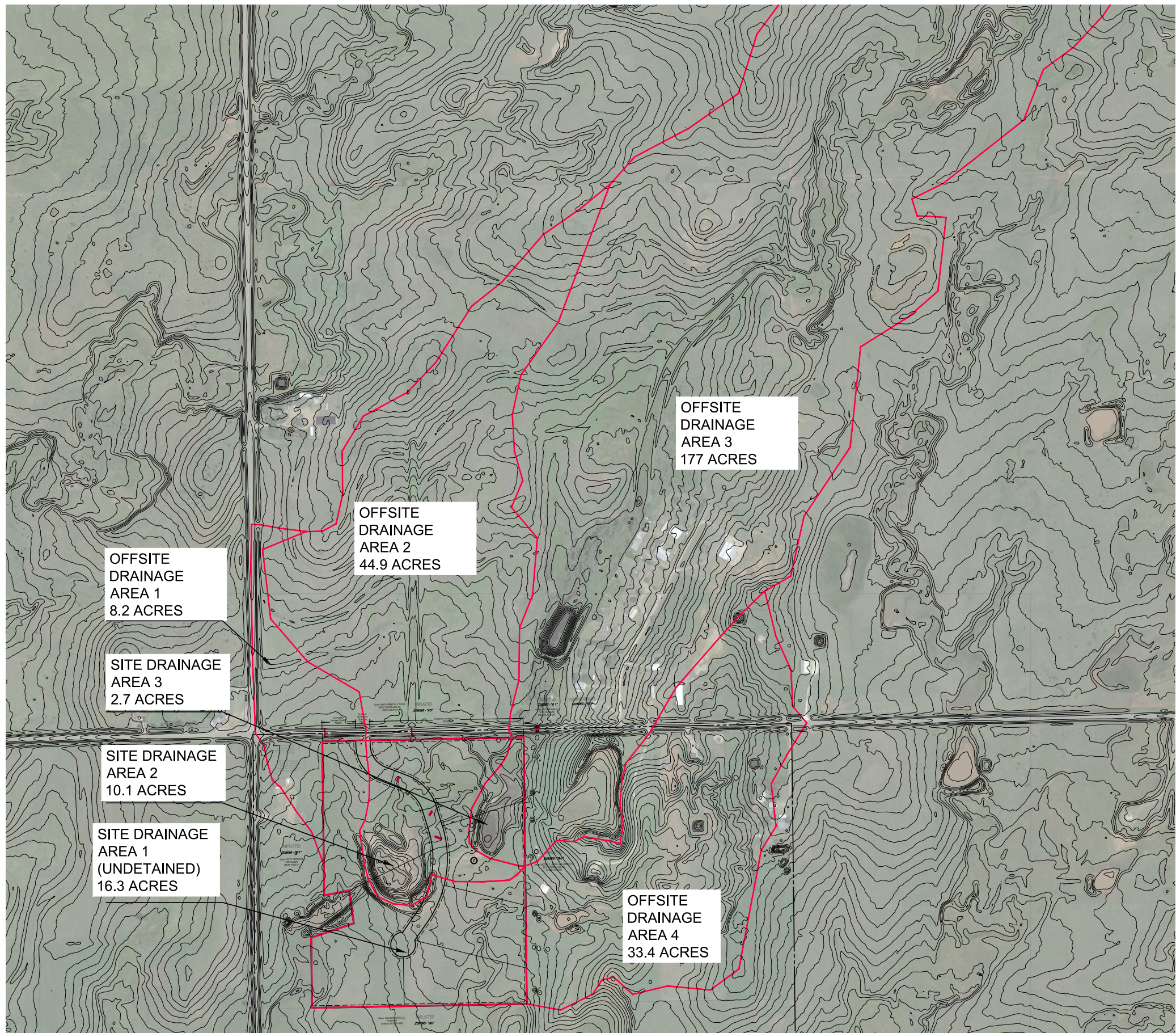
DRAINAGE PLAN

PROJECT NO.	2101010319	
DATE	MAY 2022	
SCALE	AS NOTED	
DESIGNED	DRAWN	CHECKED
ABW	ABW	KLA
NO.	REVISION	DATE

Appendix H -Overall Drainage Plan

PLOTTED: Thursday, May 05, 2022 @ 04:53PM

\\NCTNAS03VOL1\PROJECTS\2022\121010319_ADAMS SILVER LAKE ROAD\00 210319 CAD\SHOTS\05 CIVIL\DRNG\21319_OVERALL\DRNGEPLAN.DWG



N

SCALE: 1" = 250'

0 250 500

LEGEND

- FLOW ARROW
- DRAINAGE AREA
- EXIST. STORMWATER SEWER
- PROP. STORMWATER SEWER



DRAINAGE PLAN FOR
RENWICK ADDITION
RENO COUNTY, KANSAS

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DRAINAGE PLAN

PROJECT NO.	2101010319	
DATE	MAY 2022	
SCALE	AS NOTED	
DESIGNED	DRAWN	CHECKED
ABW	ABW	KLA

NO.	REVISION	DATE

SHEET NO.
01 OF 01

FINAL PLAT THE RENWICK A SUBDIVISION IN RENO COUNTY, KANSAS

a tract of land lying within a portion of the Northwest Quarter, Section 17, Township 26 South, Range 4 West, of the 6th Principal Meridian, Reno County, Kansas

CERTIFICATE OF SURVEY

I, Ernest Patrick Fink, a Professional Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "THE RENWICK" a subdivision in Reno County, Kansas, into Lots, a Block, and Streets, the same being accurately set forth in the accompanying plat and described herein:

A contiguous tract of land lying within the following:

That part of the North Half of the Northwest Quarter of Section 17, Township 26 South, Range 4 West of the 6th P.M., Reno County, Kansas described as BEGINNING at a point on the north line of said NW Quarter, said point being 337.23 feet east of the Northwest corner of said NW Quarter; thence S89°59'33"E along said north line 326.58 feet; thence S0°29'38"W, 1334.40 feet to the south line of said North Half; thence N89°54'05"W along said south line, 326.60 feet; thence N0°29'42"E, 1333.89 feet to the POINT OF BEGINNING, except that part of the North 1/2 of the Northwest 1/4 of Section 17, Township 26 South, Range 4 West of the 6th P.M., Reno County, Kansas, described as: COMMENCING at the Northwest corner of said North 1/2; thence South 89°59'33" East along the north line of said North 1/2, 337.23 feet; thence South 00°29'42" West, 788.89 feet of a POINT OF BEGINNING; thence South 00°29'42" West, 183.04 feet; thence North 72°30'00" East, 149.96 feet; thence North 06°55' West, 161.00 feet; thence South 79°50' West, 124.00 feet to the POINT OF BEGINNING,

TOGETHER WITH, That part of the North Half of the Northwest Quarter of Section 17, Township 26 South, Range 4 West of the 6th P.M., Reno County, Kansas described as BEGINNING at a point on the north line of said NW Quarter, said point being 663.81 feet east of the Northwest corner of said Northwest Quarter; thence S89°59'33"E along said north line, 326.46 feet; thence S0°29'40"W, 1334.92 feet to the south line of said North Half; thence N89°54'05"W along said south line, 326.44 feet; thence N0°29'38"E, 1334.40 feet to the POINT OF BEGINNING,

TOGETHER WITH, That part of the North 1/2 of the Northwest 1/4 of Section 17, Township 26 South, Range 4 West of the 6th P.M., Reno County, Kansas, described as: COMMENCING at the Northwest corner of said North 1/2; thence South 89°59'33" East along the north line of said North 1/2, 337.23 feet; thence South 00°29'42" West, 971.93 feet of a POINT OF BEGINNING; thence South 00°29'42" West, 361.96 feet to the south line of said North 1/2; thence North 89°54'05" West along said south line, 65.50 feet; thence North 00°29'42" East, 341.14 feet; thence North 72°30'00" East, 68.87 feet to the POINT OF BEGINNING,

TOGETHER WITH, That part of the North Half of the Northwest 1/4 of Section 17, Township 26 South, Range 4 West of the 6th P.M., Reno County, Kansas, described as follows: BEGINNING at a point on the north line of said Northwest 1/4, said point being 990.27 feet east of the Northwest corner of said Northwest 1/4; thence South 89°59'33" East along said north line 326.30 feet; thence South 0°29'40" West, 1335.44 feet to the south line of said North 1/2; thence North 89°54'05" West along said south line, 326.30 feet; thence North 0°29'40" East, 1334.92 feet to the POINT OF BEGINNING,

Said contiguous tract of land being more particularly described as follows:

COMMENCING at the Northwest Corner of said Northwest Quarter of Section 17, Township 26 South, Range 4 West of the 6th P.M., Reno County, Kansas; thence along the north line of said Northwest Quarter on a Kansas coordinate system of south zone bearing of N88°49'41"E, 336.62 feet to the northwest corner of Tract 1 described in Statutory Warranty Deed recorded in Book 660, Page 323, also being the POINT OF BEGINNING; thence continuing along said north line, N88°49'41"E, 979.35 feet to the northeast corner a tract of land described in Statutory Warranty Deeds recorded in Book 670, Page 457 and Page 458; thence along the east line of said tract of land, S00°40'33"E, 1335.31 feet to the southeast corner of said tract of land; thence along the extended south line of said tract of land, S88°55'33"W, 1044.87 feet to the southwest corner of Tract 3 described in said Statutory Warranty Deed recorded in Book 660, Page 323; thence along the west line of said Tract 3, N00°38'55"W, 341.22 feet to the northwest corner of said Tract 3; thence along the extended north line of said Tract 3, N71°19'48"E, 218.73 feet to the southeast corner of an exception tract described in said Tract 1; thence along the perimeter of said exception tract for the next two courses, N08°05'08"W, 161.00 feet; thence S78°38'14"W, 123.95 feet to the northwest corner of said exception tract, also being a point on the west line of said Tract 1; thence along said west line, N00°40'59"W, 788.63 feet to the POINT OF BEGINNING.

CONTAINING: 1,306,819 square feet or 30.0 acres of land, more or less.

All streets, easements, rights-of-way, building setbacks, access controls; together with a portion of Acquisition of Public Highway Right-of-Way recorded in Book 92, Page 237, together with all other public dedications within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-512b, as amended.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this ____ day of _____, 2022.

Ernest Patrick Fink, P.S. #1459
MKEC Engineering, Inc. (CLS 39)
411 North Webb Road
Wichita, Kansas 67206

OWNER'S CERTIFICATE

Know all men by these presents that we the undersigned property owners of the land above set forth in the Professional Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, a Block, and Streets, the same to be known as "THE RENWICK", a subdivision in Reno County, Kansas.

The streets are hereby dedicated to and for the use of the public.

Easements for the construction and maintenance of utilities, as indicated hereon or if any, are hereby granted to the public.

All abutters rights of access to or from E. Silver Lake Road over and across the north line of "THE RENWICK," are hereby granted to the appropriate governing body, provided however one full movement opening shall be allowed as indicated hereon (Sheet 1 of 2).

A drainage plan has been developed for this plat. Lots 1, 2, 3, 4, 5, and 6, Block 1 are required to adhere to the minimum pad elevation as per the "Minimum Pad Elevation" table shown hereon (Sheet 1 of 2).

Nicholas K. Adams

Danielle L. Adams

STATE OF KANSAS, _____ COUNTY) ss:

This instrument was acknowledged before me on ____ day of _____, 2022, by Nicholas K. Adams and Danielle L. Adams, co-owners.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Affix Seal

_____, Notary Public:

My Term Expires: _____

MORTGAGE CERTIFICATE

NEW CENTURY BANK, holder of a mortgage on the above described property, does hereby consent to the "THE RENWICK" final plat.

NEW CENTURY BANK

STATE OF KANSAS, _____ COUNTY) ss:

This instrument was acknowledged before me on this ____ day of _____, 2022, by _____, NEW CENTURY BANK.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Affix Seal

_____, Notary Public

My Term Expires: _____

PLANNING COMMISSION CERTIFICATE

This plat of "THE RENWICK" has been submitted to and approved by the Reno County Planning Commission, Reno County, Kansas.

Dated this ____ day of _____, 2022.

RENO COUNTY PLANNING COMMISSION, Reno County, Kansas.

By _____
Russell Goertzen, Chairperson

Attest:

Mark Vonachen, Secretary

GOVERNING BODY CERTIFICATE

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Reno County, Kansas dated this ____ day of _____, 2022.

Daniel P. Friesen, Chairperson

Attest:

Donna Patton, County Clerk

REGISTER OF DEEDS' CERTIFICATE

STATE OF KANSAS, RENO COUNTY) ss:

This is to certify that this instrument was filed for record in the Register of Deeds office this ____ day of _____, 2022, at _____ o'clock __M; and is duly recorded.

Michelle Updegrove, Register of Deeds

Attest:

Nicole Nease, Deputy

TRANSFER RECORD

STATE OF KANSAS, RENO COUNTY) ss:

Entered on transfer record this ____ day of _____, 2022.

Donna Patton, County Clerk

COUNTY SURVEYOR

STATE OF KANSAS, RENO COUNTY) ss:

I hereby certify that I have reviewed the surveyed plat and certify said plat to be in compliance with the requirements of K.S.A. 58-2005 on this ____ day of _____, 2022.

Duncan Durr, P.S. #697
Appointed Land Surveyor
Reno County, Kansas



AGENDA ITEM

AGENDA ITEM #7.B

AGENDA DATE: November 29, 2022

PRESENTED BY: Randy Partington, County Administrator

AGENDA TOPIC:

Appoint a Reno County Public Health Officer and Consultant to County Health Officer

SUMMARY & BACKGROUND OF TOPIC:

In August 2020, the county Health Department Director / County Health Officer resigned.

Subsequently, the county commission appointed Karen Hammersmith and Megan Gottschalk as co-interim directors and Karen Hammersmith as the interim Public Health Officer. Around the same time the county administratively appointed Dr. Scott Pauly, MD, as the medical advisor to the County Health Officer as required by KSA 65-201.

KSA 65-201 states the following pertaining to the local health officer.

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.

The county administrator and county counselor are recommending that the Commission make an appointment to the Health Officer and make determination of the appointment of the advisor to the Health Officer.

ALL OPTIONS:

1. Appoint _____ as Reno County Public Health Officer and _____ as Medical Consultant, effective November 29, 2022.
2. Decline the appointment, thereby keeping the position as interim

RECOMMENDATION / REQUEST:

Appoint _____ as Reno County Public Health Officer and _____ as Medical Consultant, effective November 29, 2022.



AGENDA ITEM

AGENDA ITEM #8.A

AGENDA DATE: November 29, 2022

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 Human Resources, Information Technology, Maintenance, Public Works, Solid Waste, Treasurer and Youth Services.

RECOMMENDATION / REQUEST:

Discussion Only



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 – October 2022
Helen Foster – Human Resources Director

Employment Activity

We currently have 18 job openings. For the month of October, we have had three (3) separations and gained five (5) new employees. Submitted applications received for open positions stand at 26 applications completed through October 26th. October has been slow for applicants. This is not surprising for this time of year. We do normally see a slowdown during the holiday season for both job seekers and employee separations. The average daily views for the month of September were 296 and the heaviest day was a total of 500 views.

New Carriers

Allied is continuing to work with us through some hiccups in the transition from BML to Allied. They are quick to resolve issues brought to their attention and always follow up with the HR team and USI on the problem and correction process. The disruption has been items that were not expected but overlooked during the implementation process. Most of the disruption is caused by continuing care for previously authorized procedures. We have been working closely with the Allied team to identify employees that may be impacted and make sure that measures are taken to keep members from having a disruption in care.

Digitalizing Records

This is on hold for right now until some other pressing projects are completed.

Unemployment Fraud

We had no more fraudulent claim come through this month holding our total for this year to 15 fraudulent claims.

Budget

Human Resources has used 72% of the department budget as of October 26, 2022.

Service Awards

Awards have been ordered and we are waiting for proofs of the engraving. Once we have approved the proofs, we will expect that the engraved awards will be ready for pick up within the later part of November or first of December. Frames have been picked up and are ready to go. Elise has been working on a refresh of the certificate for presentation to employees. Certificates will be presented to the Commissioners for signatures in November.

Evaluations

The HR team has worked closely with IT to execute a plan for completion of the evaluations utilizing digital means. IT has created a portal for employees without County email to complete their self-evaluations electronically on traveling laptops for the departments that have this need. The evaluations and workflows are about 95% completed within PerformYard. Human Resources has sent the invites for the software to all employees and have sent out links to training that was provided earlier this year on the new system.

October 28, 2022

Monthly Report Information Services

Michael Mathews

Staffing changes or issues

We have no staffing Changes currently.

Budget YTD summary

IT always has a lot of large expenditures at the first of the year as we must pay many of our software support contracts. These contracts come due through the month of April then our expenses tend to go down. We work diligently to remain within our adopted budget. We are currently at 83% of our budget but our spending will decrease quite a lot now.

Projects/Issues/Challenges/Concerns

We continue to work on many of the long-term projects such as the timekeeping software. New Projects that we have started to look at are the District Attorney case management software has been approved and we have a kick off meeting November 10th. We also are investigating new records management software for the Register of Deeds. We are just in the software review process for that.

The information kiosk in the entry of the Courthouse Annex has been installed now for just over 2 months. We are gathering analytics for how much it has been used currently since we installed it in late August, we have had about 110 users. Customers are searching for how to title a vehicle, renewing tags, handicap placards and real estate taxes.

The records management project is still moving along very well. We are continuing the ROD project and are still on track to be complete with it by the end of November. As part of that we are complete with the install and configuration of Square-9 and have started data conversion. We have completed one group of departments training and will begin taking them live beginning Monday the 31st. There is a large amount of data to convert so it will take several weeks to complete.

Issues that we dealt with the past month include. We had a few challenges this month.



Maintenance & Purchasing Monthly Report 10/1/2022

Harlen Depew, Director

Staffing: Maintenance is taking applications for one FT and one PT Custodial Tech. No new applications in the past month.

Budget YTD summary

The department has spent 70% of our operating budget at the end of August.

Projects/Issues/Challenges/Concerns

Veteran's Room Updates

Maintenance staff has been working on updates to the courthouse Veteran's Room in preparation for Commission Meetings to be held there after the first of the year. This work will be done as time allows and will include new paint and carpet, modifications to the HVAC system, and assisting with installation of the audio/visual/web streaming infrastructure.

Courthouse Earthquake Repairs: Work on the dome restoration change order is now 99% complete and steady progress is being made, both on interior and exterior work. All stones have been set, leveled, and grouted on the roof portion of the dome. Interior work is down to wrapping up final details including installation of the last of the shades on windows and miscellaneous cleanup prior to a final punch.

Courthouse Roofing

Reroofing of portions of the courthouse will be going out to bid in mid November.

Other:



Public Works
600 Scott Boulevard
South Hutchinson, Kansas 67505
620-694-2976
Don Brittain, Director

October 2022 Monthly Report

Asphalt Crew the crew is now shouldering the 24 miles that was overlaid.

Mowing/Sign should finish their last round of mowing this week. This round of mowing is mowing the entire road right of way instead of just a 15 foot top cut.

Dirt Crew is cleaning ditches throughout the County.

Bridge Crew is building Fairview Road. Bridge 1.60, 2.4 miles South of Pretty Prairie Road.

Planning & Zoning staff is addressing many zoning violations throughout the County and discussing changing some regulations.

Contracted Projects

Willowbrook Bridge was awarded to King Construction and will probably be built in the summer of 2023

The KDOT Cost Share Program has been applied for. The project will be for the Woody Seat Bridge deck rehab. The City of Hutchinson partnered with this application for their C-Ave .bridge repairs and road mill and overlay south to the Woody Seat Bridge. We were awarded the grant. Approximate amounts would be \$900,000.00 to the City of Hutchinson and \$600,000.00 to the County.

I applied for the 2024 Off-System Bridge Program for replacement of Victory Road Bridge 27.01. This bridge is located one mile Southeast of Buhler.

I applied for the 2023 Kansas Local Bridge Improvement Program for Broadacres Rd. Bridge. I'm applying for this bridge to be built by the County Bridge Crew.

Challenges

The water and sewer rates have been completed and approved by the County Commission. Engineering firm Schwab Eaton is working on construction cost to connect to the City of Hutchinson. I'm working with the Chamber, City of Hutchinson, and the City of South Hutchinson on a joint project to run a main water trunk line from Hutchinson to the future Industrial Park. Connections to South Hutchinson, Yoder Water District, and the Industrial Park could be made from this main water trunk line. The time it takes to get organizations on board and get the line built may not work for Yoder.

The lawsuit against the County and City of Hutchinson for the accident south of 43rd Ave. on Old K61, has been resolved. There will be a Quitclaim Deed, deeding the old roadway south of 43rd Ave. to the City of Hutchinson. KDOT was to do this back in 2012 and didn't. KDOT is also going to remove the road south of 43rd Ave. except for a 12" bike line and pay for it. This was also something KDOT was to accomplish before 2012.

Short six full time positions within Public Works.

Need to consider starting the process of transitioning the ownership and maintenance of Water District 8 and Sewer District 8 to the city of The Highlands.



Reno County Solid Waste
4015 W Clark Rd
Hutchinson, KS 67501
(620) 694-2586

Solid Waste Monthly Update October 2022
Prepared by Megan Davidson, Director

Staffing: We currently have an equipment operator II and a general laborer position open on the Wednesday-Saturday shift. Staff is working hard to fill the void where we are short staffed by working some extra hours to keep the site maintained and running as smoothly as we can.

Projects/Issues/Challenges/Concerns: Cell 8 construction has been in a stand still for the past few weeks due to waiting on materials to be delivered. The General Contractor has been on site completing the dirt work and preparation for the Liner to be placed once the material comes in.

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. Dirt work excavation has been slow but somewhat steady at the future gun range for the Sheriff's dept.

Heartstone Concrete Crushing has completed their rock crushing of 8,000 tons for us at the landfill. This crushed rock will help maintain roads at the landfill that need a little extra attention from potholes etc.

Budget: The scraper that was sent to Foley Equipment 3 months ago for a certified rebuild was delivered and is back in operations at the landfill. We are still waiting on one of the trucks we ordered earlier in the year, but other than that all other equipment has been delivered. The landfill has spent close to 31% of its total overall budget.



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

October 21, 2022

MONTHLY REPORT

STAFFING CHANGES OR ISSUES:

Our front line is now full and the new clerks are coming along well. We are working with them so they can go through the KDOR training/testing to get their sign on authority. We have the one position left in the Treasurer's side but hope to fill quickly.

BUDGET YTD SUMMARY:

As of this day, we are running around 73% of our budget in the largest expenses we have (payroll). Overall expenses are at approximately 65%. We do have some areas that have not reached the time frame in which items will be charged against their fund. Some of the larger expenses to come will be the tax statements (\$27,500), mailing our receipts and lock box services (\$10,000.00). Lock Box services have increased to \$10,000.00 which is a slight increase and the biggest increase was postage for mailing the tax statements with an increase of \$6,500.00.

PROJECTS/ISSUES/CHALLENGES/CONCERNS:

My department's major projects for the month of October is to finalize the transactions from the tax sale and preparing for our tax season. We attended the Tax Sale and will handle the AAE's and the payments associated with those sales. I am hoping the tax statements will go out around the 10th of November. We are still working on warrant fees collected and due to the District Court. They need to be released and monies sent to the District Court.

We are back to almost full staff and are preparing ourselves for the tax season by cross-training numerous employees to help post payments.



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

October 2022

Staffing changes or issues (if any)

We're currently seeking to fill the stand-by Youth Care Specialist/Juvenile Detention Officers, a 40-hour male Youth Care Specialist, a 40-hour male Juvenile Detention Officer, an on-call Juvenile Intake and Assessment Officer and a 20-hour Youth Care Specialist. All positions, except standby and on-call positions, offers insurance benefits and KPERS. Those interested in the open positions can apply online at Renogov.org.

The employee of the month for September is Angie Fant. Angie was hired in February 2022 as a Youth Care Specialist. Angie shows patience and dedication when working with some of our more challenging youth. She is creative with projects with the youth and keeps them entertained. Angie is quick to handle a crisis and does not allow herself to get overwhelmed. Angie is helpful with accepting extra hours to fill open positions and switches hours with staff to accommodate days off. Angie's positive attitude and joyful personality makes her well respected and appreciated. Congratulations Angie on being selected as the Employee of the Month.

Budget YTD Summary

As of 10/24/2022, we have spent 63% of our Shelter budget (Dept.90). The expenses are routine and are mostly due to salaries. The total shelter budget is \$1,151,760. We have spent 73% of our detention budget (Dept.91). Detention expenditures consists of mostly salaries. The total detention budget is \$1,036,265.

Projects/Issues/Challenges/Concerns

Using a grant from the Department of Children and Families, we are currently setting up monthly speakers to come to our facility to educate and empower our employees. Some of the focus topics are Trauma Informed Care, Exploring Mindfulness, and The Importance of Self Care. Staff are encouraged to suggest additional topics of interest they would like.

Starting January 2023, DCF will conduct unannounced quarterly reviews to all juvenile provider agencies across the state. The focus is to support and assist facilities to be successful and stable.