

Board of Crawford County Commissioners

Commissioners' Journal

2016, SEVENTH MEETING

CRAWFORD COUNTY COURTHOUSE, COMMISSIONERS' BOARD ROOM
Girard, KS Friday, January 29, 2016, 10:00 AM

The Crawford County Board of Commissioners met pursuant to Kansas Statutes Annotated Chapter 19, Article 2, Section 18 in due and regular session with open doors. Commissioner Tom Moody served as the presiding officer. Commissioners Carl Wood and Jeff Murphy were in attendance. County Clerk Don Pyle and County Counselor Jim Emerson were seated with the Board. Chairman Moody led the pledge of allegiance.

UNDER THE HEADING BUSINESS FROM A PREVIOUS MEETING CONSENT AGENDA

On motion (16-038) of Commissioner Wood and the second of Commissioner Moody that the consent agenda be approved including:

1. Approval of the January 26, 2016 minutes of the Board of County Commissioners, and
2. Authorizing the Chairman to sign the previous week's vouchers.

Yeas: Commissioners Moody, Wood and Murphy

Nays:

Present but not voting:

Absent or not voting:

The motion prevailed and the consent agenda was approved.

SIGNING OF MOTIONS

The County Clerk presented the following motions for Commissioners' signatures:

Motion 16	36	That the consent agenda be approved including: Approval of the January 22, 2015 minutes
Motion 16	37	To approve the lease purchase agreement between Arvest Bank and Crawford County, Kansas for 2 vehicles for the Sheriff's Department in the amount of \$41,101.40 at 1.68%

UNDER THE HEADING NEW BUSINESS PUBLIC HEARINGS AND OPENING OF ANNOUNCED BIDS

Board of Crawford County Commissioners

CRAWFORD COUNTY BOARD OF HEALTH

Item One: Ms. Janis Goedeke, County Health Officer discussing Eat Well and Kansas Health Foundation Grant signature. Ms. Goedeke stated that this grant will tie in with many of the goals adopted by the Crawford County Eat Well Committee. There was a discussion of the guidelines of this grant and that it is intended to help pay for the planning stages of these goals.

On motion (16-039) of Commissioner Wood and the second of Commissioner Moody to approve the application for the Kansas Health Foundation Grant Agreement in the amount of \$40,000 and authorize the Chairman to sign.

Yeas: Commissioners Moody, Wood and Murphy

Nays:

Present but not voting:

Absent or not voting:

The motion prevailed.

MESSAGES FROM OTHER GOVERNMENTAL ENTITIES MESSAGES FROM APPOINTED OFFICIALS

Item One: Mr. Eldon Bedene, Emergency Management Director addressing bids specs and grants. Mr. Bedene mentioned that his copier is in poor shape and that he would like to get some bids on a replacement to see what the bids come in at. The Commissioners felt that he should proceed with a bid process. There was a discussion of whether or not bids were necessary since the state already has contracts in place. Mr. Bedene stated that he needs to look at the specifics of the state contracts that are already in place on copiers. Mr. Bedene gave the Commissioners information on the EMPG grant funds that gives federal money to counties to help pay for their emergency management programs. It was agreed that Crawford County should submit the grant applications for 2015 funds to see if they can receive any funds and that they will submit applications for 2016 funds later. There was also a discussion of the severe weather training on March 29, 2016.

Item Two: Mr. Robert Gorentz, County Maintenance Supervisor, regarding information on the situation with the boiler system in the courthouse. Mr. Gorentz stated that representatives of Design Mechanical and AES were present to discuss the boiler system. Mr. Mike Ragan, Sales Engineer with Design Mechanical, Inc., discussed that the problems with the boiler system are due to the open tank in the attic of the courthouse which allows oxygen into the system that causes the heat exchangers to corrode and start leaking. It was discussed that Design Mechanical was not involved with the installation of the current boiler system but that they can help design a new system. Mr. Gabe Estes from AES stated that his company sold the current boiler to Gold Mechanical and that Gold Mechanical installed the system. Mr. Estes discussed that AES has supplied hundreds of these types of boilers and that they typically last 15 to 25 years. It was discussed that the company that was treating the water, Missouri Valley Environmental, also should have known that they this was not a closed system which would have caused them to treat the water differently. The Commissioners asked if Mr. Estes and Mr. Ragan could come back to another meeting and that they could have representatives from Gold

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Mechanical and Missouri Valley present to answer questions about the installation and maintenance of the current boiler system.

The Commissioners asked about the installation of a replacement system. Mr. Ragan discussed that they have proposed the installation of 2 smaller boilers that will fit side by side in the area of the basement. There was a discussion of the oversize volume of heating capacity that is installed in boiler systems so that they have redundancy built into the system in case one of the boilers breaks down. Mr. Estes stated that AES can supply a Lochinvar commercial boiler at just over cost due to the fact that the current boiler had a shortened lifespan since the current was incorrectly installed. There was a discussion of the possibility of bidding the installation out and that AES would supply a boiler at just over cost to any successful bidder on the installation of the system. There was also a discussion of ground source and solar systems and that those systems need a lot of different equipment that makes the cost much higher unless it is offset by some types of government credits or grants. Commissioner Moody thanked the representatives for their expertise and for sharing their thoughts on a new system, and he also mentioned that the county needs to have Gold Mechanical and Missouri Valley come to a meeting.

Board of Crawford County Commissioners



Off: 913-281-7200
Fax: 913-281-7201
100 Greystone, Kansas City, KS 66103

January 29, 2016

Crawford County Commission
111. E. Forest
Girard, KS 66743

Subject: Replace Boilers & Modify Chilled/Hot Water Piping System at Crawford Co. Courthouse

EXECUTIVE SUMMARY

The county has been advised that the courthouse's existing 5-year old boilers are losing water due to heat exchangers that were damaged from excessive oxygen in the building heating/cooling water system. This was a result of having an open system water storage tank in a system that should have been a closed loop system. We have no reason to dispute that claim. The existing boilers are no longer being manufactured in this size so any new heat exchangers would have to be built to order & would have an excessive lead time to get. Based on our experience, we also believe the current boilers are considerably oversized & can be replaced with smaller boilers. At the same time the building heating/cooling loop needs to be closed up to insure that premature heat exchanger failure will not recur with any future boilers.

We propose installing (2) customer-furnished high efficiency Lochinvar™ boilers in the place of the (2) existing Fulton™ boilers. We would also install a customer-furnished, factory- insulated, closed loop, water storage tank. We would add a required expansion tank & air separator to the loop as well as add balancing valves on each pump to protect the boilers & piping. We would modify the system piping as required.

DESIGN MECHANICAL, INC

Design Mechanical is a large, commercial heating, air conditioning, & refrigeration contractor. We have the capabilities to handle the largest built-up HVAC & refrigeration systems down to the smallest packaged units. Our company leads with service & provides high quality installation & retrofit work for our customer base. Design Mechanical has a great deal of experience with prevailing wage & certified payroll projects, if desired. We can provide references on request. I have attached information on our company for your reference.

Design Mechanical appreciates the opportunity to be considered for this project. If you have any questions, feel free to call me at (913) 238-2514 or email me at mragan@dmi-kc.com.

Respectfully submitted,

DESIGN MECHANICAL

Mike Ragan
Sales Engineer

Board of Crawford County Commissioners



Off: 913-281-7200
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PARTIAL LIST OF BOILER REPLACEMENT PROJECTS

Nemaha County Courthouse	Seneca, KS
Atchison County Senior Village	Atchison, KS
Elk County Sheriff's Office	Howard, KS
Elk County Courthouse	Howard, KS
Lynn County Courthouse	Mound City, KS
Bowlus Fine Arts Center	Iola, KS
USD 366 Woodson – Elementary School	Yates Center, KS
USD 366 Woodson – High School	Yates Center, KS

PARTIAL LIST OF SERVICE CUSTOMERS

USD 257 Iola School District	Iola, KS
USD 366 Woodson School District	Yates Center, KS
USD 446 Independence School District	Independence, KS
USD 503 Parsons School District	Parsons, KS
Mercy – Ft. Scott Medical Center	Ft. Scott, KS
Empire District Electric	Joplin, MO
Neosho Medical Center	Chanute, KS
Allen County Courthouse	Iola, KS
Anderson County Law Enforcement Center	Garnett, KS
Chanute Housing Authority	Chanute, KS

References available on request.

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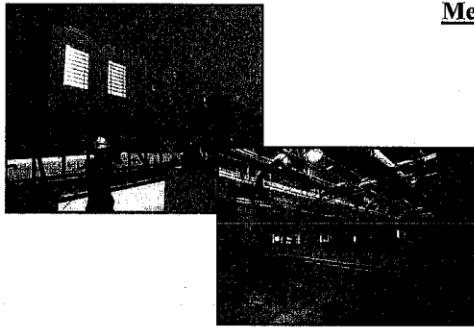


100 Greystone Ave., Kansas City, Kansas 66103
Ph: (913) 281-7200 Fax: (913) 281-7201

COMPANY BIO

Design Mechanical, Inc. (DMI) started in September 2003 and has grown to over 100 service trucks, 150 employees and over 2,000 customers. We are a mechanical construction / service company providing HVAC solutions to commercial / industrial companies.

Our philosophy? Best People, Best Customers, Best Practices.



Mechanical Construction/Sheet Metal

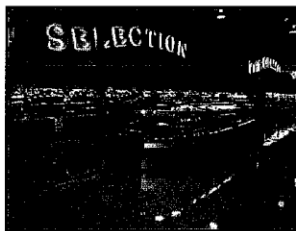
- Design / Build Services
- Pre-Construction Services
- Mechanical Piping
- Sheet Metal Applications
- Tenant Finish / Remodel
- Rooftop Retrofit / Replacement
- Air and Water Balancing
- Kitchen Exhaust / Hoods
- Air Filtration / Exhaust Systems
- Retrofit Furnaces and A/C Systems
- Make-up Air Systems
- Computerized Estimating

Mechanical Service

- Industrial Chiller Retrofit and Service
(centrifugal / absorption / screw)
- Rotary, Screw & Reciprocating Compressors
- Air Handling Equipment
- Unit Heaters
- Gas / Oil Burners
- Computer Room Air Conditioning Units
- Boilers
- Rooftop Units / Split Systems
- Condensers / Fluid Coolers
- Digital / Pneumatic Control Systems
- Indoor Air Quality Testing
- Vibration Analysis
- Ammonia Refrigeration
- Variable Refrigerant Volume (VRV) Systems

Maintenance Agreements:

* Full Service * Inspection Service * Time and Material



Mechanical Refrigeration

- Supermarket Construction / Remodel
- Supermarket Refrigeration Service
- Walk-in Cooler and Freezer Install and Service
- Case Cooler and Freezer Install and Service

Item Three: Mr. Rick Pfeiffer, Executive Director, regarding Health Department contracts and economic development. Mr. Pfeiffer had a contract for the sale of the land on the campus at 30th & Michigan in Pittsburg for a price of \$66,000 to the company that has proposed developing that area into residential units for the elderly and disabled. There was a discussion of the events leading up to this proposed sale and that the Mental Health Center has always planned on developing this property into this type of housing and that it would be better for a company that is already in that business to develop this property. Commissioner Wood had some concerns about the company that has proposed to purchase this land and develop it. Mr. Pfeiffer stated that this company has already purchased some lots in Pittsburg for development and that they are looking for some

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additional lots. There was a discussion of how to draw up the deed in a way that would require that this land be developed into quality residential units over a period of two years or else the property would revert back to Crawford County's ownership. It was discussed that this property would be developed under the guidelines of Pittsburg's proposed Rural Housing Incentive District.

Economic Development and Local Impact

Economic Impact Analysis (EIA)

Economic Impact Analysis (EIA) attempts to measure or estimate the change in economic activity in a specified region caused by a specific business, organization, policy, program, activity, or other economic event.

Types of Economic Impacts include:

- Output impact – total increase in business sales revenue
- Value Added Impact – estimates the increase in the study's region's gross regional product (represents the total size of the local economy)
 - Estimates increase in local employee wage plus local business profit
- Labor income impact – represents the increase in total money paid to local employees in the form of salaries and wages
 - Impact is on personal income, not businesses
- Employment impact – measures the increase in the number of total employees in the local region
- Property value impact – measures the increase in total property values; reflection of generated income and wealth, both personal and business.

Employment Impact

The employment impact or the number of additional jobs created is the most popular benefit measure, as it is most widely understood and appreciated because it is easier to comprehend than large, abstract dollar figures. Additionally, aggregate personal income is another popular benefit measure as it expands upon employment impact because it focuses on the rises of pay levels and/or additional workers are hired.

Community Mental Health Center of Crawford County, (CMHCCC) creates Employment Impact with its over 180 part and full time employees, and has been doing so since its inception in the late 1960s. The continued employment of these workers is a result of strategic and continued successful business practices and the expansion and growth in operations by CMHCCC in Crawford County, creating Employment Impact. Employees at CMHCCC are paid competitive wages, adding to the Aggregate Personal Income of Economic Development in Crawford County.

Direct Economic Effects

Direct economic effects are another aspect of Economic Development that CMHCCC plays a significant role in Crawford County. Direct economic effects are the changes in local business activity occurring as a direct consequence of public or private business decisions, or public policies and programs. Investment and spending decisions directly affect the flow of spending, income and jobs associated with economic activities and are usually categorized as facility investment and operations and non-facility spending programs.

Facility Investment and Operations - A major business or government activity may move in or out, start up or close down, expand or contract within a given impact area. CMHCCC currently operates in a number of facilities in Crawford County with one location in Girard, Kansas and five facilities in Pittsburg, Kansas. Construction, maintenance, and up-keep of facilities are all activities that directly effect economic development in Crawford County.

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Non-Facility Spending Program - A public or private spending program may start up, expand, shrink or end. For example, this may be a major building, road construction project, or funding of a major employment program. CMHCCC aggressively goes after grant funding programs to further expand the services offered to clients, creating a greater quality of life, which has become an increasingly important source of competitive advantage for communities seeking to stimulate private investment in a global economy. Successful acquisition of grant funding and other program funding sources for CMHCCC has created more jobs, leading to greater employment impact. One such program is the Health Home state program, which has added four full-time positions within CMHCCC.

Indirect Economic Effects

There are also broader indirect, induced and dynamic economic effects that follow from any and all of the above types of direct effects. Some or all of these may be referred to as multiplier effects; comprised of three elements: the direct, indirect, and induced impacts.

Direct impact is spending done by a business in the local economy to operate the business, including inventory, utilities, equipment and pay to employees. Indirect impact happens as dollars the local business spent at other area businesses re-circulate. Induced impact refers to the additional consumer spending that happens as employees, business owners and others spend their income in the local economy.

Providing services to clients in the community, allows CMHCCC to contribute the economic development of Crawford County by filling all three multiplier effects. Operating a business in Crawford County, allows CMHCCC to fulfill direct impact on economic development. Providing direct services to clients in Crawford County keeps money spent by CMHCCC on those activities within Crawford County; indirect impact. The services provided to these clients, allows many of the clients to remain in Crawford County, keeping their personal spending located within Crawford County as well; induced impact.

Local Spending Impact

On average, 48 percent of each purchase at local independent businesses is re-circulated locally versus 13 percent if purchased at a larger corporation. Another argument for buying local is that it enhances the velocity of money, or circulation speed, in the area. The idea is that if currency circulates more quickly, the money passes through more hands—and more people have had the benefit of the money and what it has purchased for them.

"If you're buying local and not at a chain or branch store, chances are that store is not making a huge profit. That means more goes into input costs—supplies and upkeep, printing, advertising, paying employees—which puts that money right back in the community." - David Morris, Vice President of the Institute for Local Self-Reliance, a nonprofit economic research and development organization based in Minneapolis and Washington, D.C.



Heather Spaur, MBA, PHR
Director of Personnel

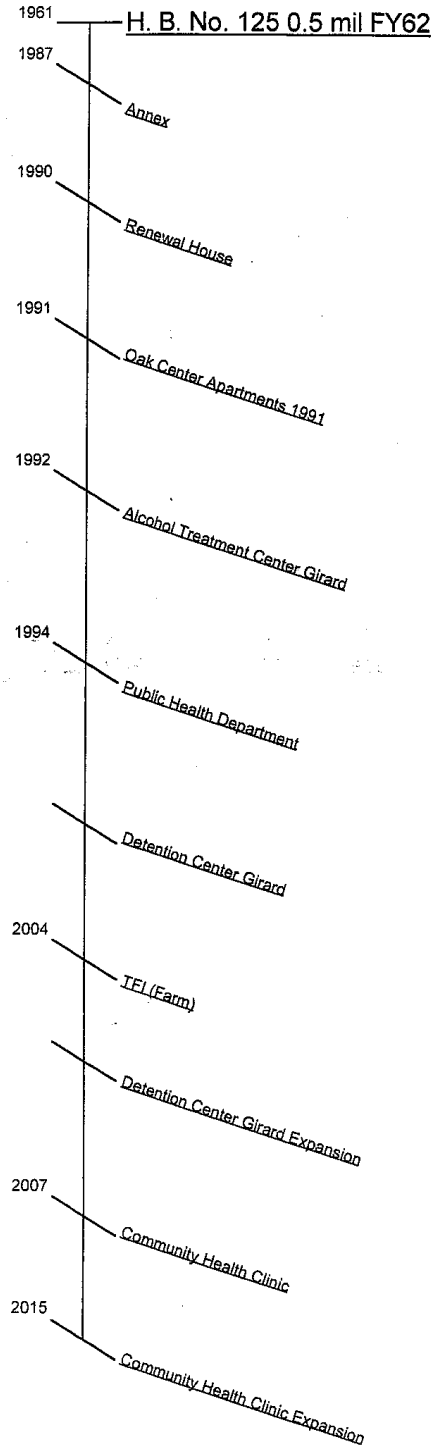
Item Four: Mr. Rick Pfeiffer regarding the history of the Crawford County Mental Health Dept. and how it has impacted the community over the last 45 years. Mr. Pfeiffer stated that the quasi-governmental entity of the Community Mental Health Center of Crawford County was created in the late 1960's and that it has expanded its operations and services over the years. He stated that the Alcohol and Addiction Treatment Center was built in Girard in 1992 on land that was donated by the Crawford County Hospital and that they have constructed several facilities that are still in operation since 1987. Mr. Pfeiffer discussed that these facilities are economic development and they are good business since they employ many people in this area and they provide services that people need in this area and that those people would go elsewhere for those services if

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they were not available in Crawford County. Mr. Pfeiffer stated that this is another time that he is proposing to invest in development of additional facilities that are needed to serve the people in this area.

Mr. Pfeiffer discussed the building projects that the Mental Health Center has undertaken over the years and that those were not always met with public support initially. It was discussed that the Mental Health departments have been bringing in less than they are spending over the past few years and that they have been able to absorb those losses and that state aid will probably be reduced even more over the next couple of years. Mr. Pfeiffer explained that most of his revenues are generated by providing services and that those should continue since there are more people that need those services and Crawford County has already got most of the facilities needed to provide those services. Mr. Pfeiffer stated that he is proposing to gift the Addiction Treatment Center to the Girard Medical Center for them to use for additional services and his operation would build a new updated and expanded Addiction Treatment Center on the campus at 30th and Michigan which would enable them to easily use the other facilities at that campus for counseling and medical services. Mr. Pfeiffer stated that he would like to see a question on the ballot to propose one mill to support the Mental Health Dept. and the gift of the Addiction Treatment Center to Girard Medical Center.

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Construction Expansion

Estimated \$349.5 Million
 $\$349.5 \text{ Million} \times 4 =$
 $\$1.398 \text{ Billion}$

Mental Health Personnel & Operations

Estimated over 34 years,
 \$5 Million per year
 $\$5 \text{ Million} \times 34 \times 4 =$
 $\$680 \text{ Million}$

Health Department Personnel & Operations

Estimated over 20 years,
 \$1.25 Million per year
 $\$1.25 \text{ Million} \times 20 \times 4 =$
 $\$100 \text{ Million}$

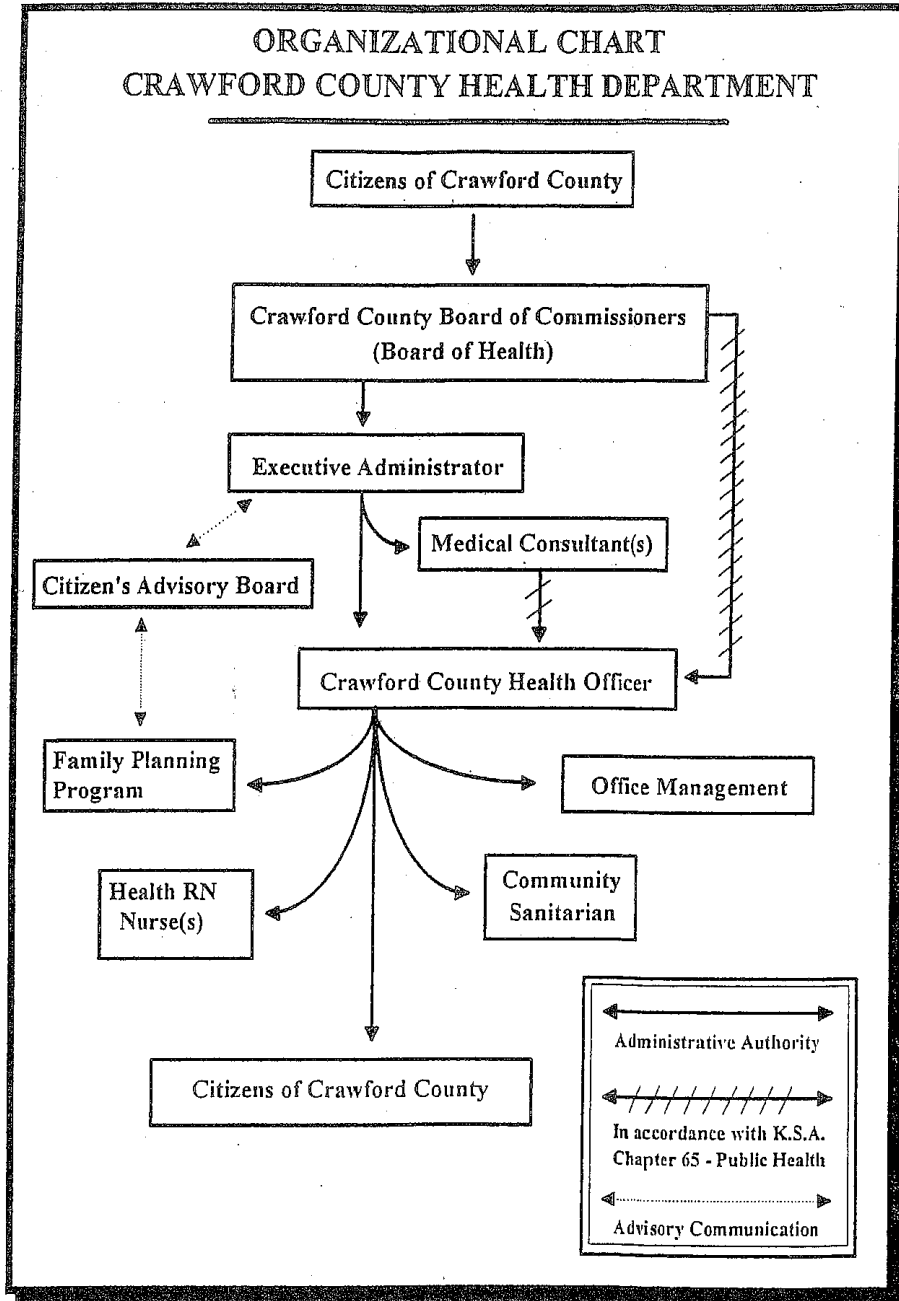
Total Personnel & Operations

$\$680 \text{ Million} + \$100 \text{ Million} =$
 $\$780 \text{ Million}$

Grand Total

$\$1.398 \text{ Billion} + \$780 \text{ Million} =$
 $\$2.178 \text{ Billion}$

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Item Five: Ms. Julie Smith, Girard Chamber of Commerce Director, was answered that Mr. Pfeiffer wants to relocate the Addiction Treatment Center to the Pittsburg campus in order to save money on medical services for patients and to save a lot of time and transportation fees used to transport clients back and forth to Pittsburg. There was a discussion of some services that are billed to ATC patients by Girard Medical Center that some larger facilities are able to absorb through grants or endowments. It was discussed that Mr. Pfeiffer needs to have a discussion with Girard Medical Center representatives to see if they are interested in ownership of the ATC building and then he could come back to discuss this with the commissioners. The Commissioners stated that they feel that the facilities of the Mental Health Dept. are as good as any in the state.

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MESSAGES FROM THE PUBLIC

Item One: Mr. Jerry Lomshek, Chairman of the Board for the Miners Hall Museum, stated that he would ask that the commissioners consider dividing the funding given to the museums from the Historical Funds evenly between the three museums. County Clerk Don Pyle briefly reviewed the 2016 requests for funding from the Historical Funds and the commissioners agreed that they would review those requests later.

Item Two: Ms. Julie Smith, Girard Chamber of Commerce Director, regarding the possible relocation of the Addiction Treatment Center to Pittsburg. Ms. Smith stated that although she cannot speak for the Girard City Council, she feels that the City of Girard would like to be involved in the conversation about this proposal so that their needs and concerns could be addressed. Ms. Smith stated that she is concerned about the economic impact of this facility leaving Girard unless there is an equivalent replacement. The commissioners wanted to know if the City of Girard could provide incentives for a replacement business in this location and Ms. Smith stated that she could not answer for the city commission. The Commissioners appreciated her comments.

MESSAGES FROM ELECTED OFFICIALS PROCLAMATIONS AND ORDERS OF THE BOARD NEW BUSINESS

Item One: County Clerk Don Pyle regarding requests for funding in 2016 from the Crawford County Elderly Fund, Special Parks and Recreation Fund and the Historical Fund. The commissioners wanted to wait and review these requests at the next meeting.

Item Two: County Counselor Jim Emerson regarding the Kansas Association of Counties efforts to repeal the Local Tax Lid. Mr. Emerson stated that it is important for our local entities to understand that this tax lid will make it harder to fund any programs other than essential services. Mr. Emerson mentioned that the Elderly Funds, Historical Funds and other non-essential funds could see reductions due to this tax lid. There was a discussion of how hard it will be to raise additional property taxes with this tax lid in place. Commissioner Wood stated that it is troubling that our State Senator, Jake LaTurner is the person that introduced this legislation.

Item Three: County Counselor Jim Emerson regarding some documents and a contract from KDOT regarding the upcoming improvements on Highway 69. Mr. Emerson wanted to be sure that all of the Commissioners had received this information. Commissioner Murphy wondered how this should be handled and he had emailed the information to Brian Coomes to see if he had any advice. Mr. Emerson stated that the commissioners need to see if they have any objections to the agreement.

Item Four: Commissioner Wood regarding the delivery of the vehicles being purchased for the Appraiser's Office and the Road & Bridge Dept. Mr. Wood stated that for Randy Chiartano's pickup, they should be able to pay for it from the Equipment Reserve Fund. The other Commissioners felt that is a good idea.

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Item Five: Commissioner Moody regarding some calls for information regarding the Homer Cole Community Center. Mr. Emerson stated that there may be some confusion regarding the responsible parties for operating that facility.

UNDER THE HEADING OLD BUSINESS

Item One: County Clerk Don Pyle regarding the Canvass of the Ballots from the USD 250 Special Question Election. The Commissioners wanted to start the canvass at 9:00 AM with the commission meeting to follow immediately.

Item Two: Commissioner Wood regarding some information on lights to be used at night. Mr. Wood stated that he would let the other Commissioners know before he purchases any of these lights.

Item Three: Commissioner Moody regarding some confusion between Mr. Messenger and County Noxious Weed Director Ed Fields.

Item Four: Commissioner Wood regarding a cost of living raise for county employees.

On motion (16-040) of Commissioner Wood and the second of Commissioner Moody to approve a Wage Increase of \$.50 per hour for Hourly Employees or \$1,040 per year for Salaried Employees starting with the Pay Period beginning January 21, 2016, except for employees of the Crawford County Sheriff's Dept. that have already received this raise.

Yeas: Commissioners Moody, Wood and Murphy

Nays:

Present but not voting:

Absent or not voting:

The motion prevailed.

EXECUTIVE SESSION

Item One: Commissioner Murphy asked for an executive session to discuss personnel issues that involve non-elected personnel.

On motion (16-041) of Commissioner Murphy and the second of Commissioner Moody to recess this open session and go into a closed executive session for a period of not more than 10 minutes to discuss personnel matters involving Non-Elected Personnel and to include the Board of County Commissioners and County Counselor Jim Emerson.

Yeas: Commissioners Moody, Wood and Murphy

Nays:

Present but not voting:

Absent or not voting:

The motion prevailed.

The Commissioners went into Executive Session at 12:43 PM and reconvened the Open Session at 12:53 PM with no action taken except to go back into open session.

UNDER THE HEADING FUTURE BUSINESS AND ANNOUNCEMENTS

Board of Crawford County Commissioners

FUTURE BUSINESS:

Item One: February 2, 2016 – 9:00 AM Canvass ballots from the USD 250 Special Question Election with the regular session commencing immediately after the canvass.

Item Two: February 2, 2016 – Mr. Ed Fields, Noxious Weed Director, presenting the 2015 Annual Noxious Weed Eradication Progress Report & the Crawford County Annual Noxious Weed Management Plan for 2016.

Item Three: February 5, 2016 – Brian Coomes regarding the High Risk Rural Roads Grant Application.

Item Four: February 9, 2016 – Mr. Ron Albertini, County Surveyor with progress report.

ANNOUNCEMENTS:

Item One: February 9, 2016 – 1:00 PM Back to Work meeting with Jim Harms, EMC Insurance, in the Courthouse.

UNDER THE HEADING MOTION TO ADJOURN MOTION TO ADJOURN

Item One: Adjournment

On the motion of Commissioner Wood and the second of Commissioner Moody to adjourn the [January 29, 2016](#) meeting of the Board of Crawford County Commissioners at 12:55 **PM** and to reconvene at the next regularly scheduled time with open doors.

Yeas: Commissioners Moody, Wood and Murphy

Nays:

Present but not voting:

Absent or not voting:

The motion prevailed.

In Testimony whereof, I have hereunto set my hand and caused to be affixed my official seal and submitted these minutes for the approval of the Board of Crawford County Commissioners.

Don Pyle
County Clerk

◇

This submission completed at the Crawford County Courthouse in Girard.

Taken by DPP 01/29/2016 at 12:53 PM, Amended by DPP 02/1/2016 at 3:45 PM/amended BKW 02/01/2016 3:55 PM