

The Allen County Board of Commissioners met in regular session at 8:30 a.m. with Chairperson Thomas R. Williams, Commissioner Jerry Daniels, Commissioner Brocker and Sherrie L. Riebel, Allen County Clerk.

Commissioners approved the minutes of the regular meeting on March 27, 2018.

Bob Johnson, Iola Register, Nick Reynolds, The Humboldt Union, Bryan Murphy, Allen County Sheriff, Paul L. Zirjack, citizen, Robert I. Franklin, citizen, Cole Herder, City of Humboldt Administrator, Ben Alexander, Thrive/Moran Market and Larry Walden, citizen, was present to observe the meeting.

Nicole Hines, KVC Behavior Health-Iola, Lisa Riebel, KVC-Chanute, Stefanie Taylor, KVC, Aimee Daniels, CASA, Ashley Varner, CASA, Donita Gardner, Hope Unlimited, Sheila Newman, Hope Unlimited, Alexandria Gumfory, Hope Unlimited joined the commission meeting. Aimee reported April is Child Abuse Prevention Month. There will be blue pinwheels in gardens to recognize throughout the state. CASA and Hope Unlimited has brought the proclamation the last two years for awareness. Aimee read and requested the commission to sign:

CHILD ABUSE PREVENTION MONTH 2018 PROCLAMATION

WHEREAS, children are key to the state's future success, prosperity and quality of life and, while children are our most valuable resource, they are also our most vulnerable; and
WHEREAS, children have a right to be safe and to be provided an opportunity to thrive, learn and grow; and
WHEREAS, child abuse and neglect can be prevented by supporting and strengthening Kansas' families, thus preventing the far-reaching effects of maltreatment, providing the opportunity for children to develop healthy, trusting family bonds; and consequently, building the foundations of communities; and
WHEREAS, we must come together as partners so that the voices of our children are heard by all and we are as a community extending a helping hand to children and families in need; and
WHEREAS, by providing safe, stable and nurturing relationships for our children, free of violence, abuse and neglect, we can ensure that Kansas' children will grow to their full potential as the next generation of leaders, helping to secure the future of this state and nation;
THEREFORE, We, Chairman Thomas Williams, Commissioner Jerry Daniels, and Commissioner John F. Brocker, Allen County, Kansas, do hereby proclaim April 2018 as Child Abuse Prevention month.

Commissioner Daniels moved to approve and sign. Commissioner Brocker seconded, motion passed 3-0-0.

Aimee reported there has been 266 removed from homes in the district, 112 of them in Allen County in 2017. Overall Kansas has way more than ever over 7,000 and 500,000 nationally. Courts, attorney offices and law enforcement have all helped to place children. Donita discussed the child advocacy cases, there has been 30 since January 1, 2018 which is up. She explained what she discussed with kids and training. Donita explained the other services they provide through Hope Unlimited. Aimee discussed training persons to help. KVC also offers several services. They expressed their appreciation for all the commission does and requested permission to put windmills on the grounds.

Mitchell Garner, Allen County Public Works Director, presented dust control bids. Only one bid was received from Scotwood Industries for Mag Chloride \$1.100-gallon, 35% Calcium Chloride for \$1.47 per gallon, 2 hours free spray time then \$85.00 per hour. Mitch reported last year Mag Chloride cost was \$1.085 per gallon with 2 hours free then \$85.00 per hour and cost to residents was \$1.59 per foot. Discussion followed. Commissioner Daniels moved to approve Scotwood Industries bid and to keep the same cost to Allen County citizens. Commissioner Brocker seconded, motion passed 3-0-0.

Mitch presented bids for asphalt oil proposals. Bids were Ergon Asphalt & Emulsions for RS-1H for \$1.61, AEP for \$2.08, RS-1M for \$1.72, RS1P for \$1.83, MC-800 for \$2.27, Pump Charge of \$70.00,

Demurrage of 2 hours free then \$88.00 per hour; Vance Brothers for RS-1H for \$1.60, AEP for \$2.35, RS-1M for \$1.70, RS1P for \$1.75, MC-800 for \$2.10, No Pump Charge, Demurrage of 2 hours free then \$70.00 per hour; Coastal Energy for RS-1H for \$1.95, AEP for \$2.03, RS-1M for \$2.10, RS1P for \$2.25, MC-800 for \$2.16, Pump Charge of \$75.00, Demurrage of 2 hours free then \$75.00 per hour; Wright Asphalt for RS-1H no bid, AEP no bid, RS-1M no bid, RS1P no bid, MC-800 no bid, No Pump Charge, Demurrage of 2 hours free then \$80.00 per hour, CRS-TRCS% Tire Rubber \$2.00, CRS-2 for \$1.83. Discussion followed on last year's cost and services. Commissioner Daniels moved to approve the bid from Ergon. Commissioner Williams seconded, motion passed 3-0-0.

Larry Manes, Moran Market representative, joined the meeting.

Mitch reported the new crusher screen is out there and the actual crusher will be there at the end of the week. The crew is in training at this time.

Commissioner Brockner asked Mitch about a time line on road work being scheduled for the year. Discussion followed. He has been getting calls and would like to answer questions. Mitch stated they could tear up the roads and leave gravel until the oil gets in. Mitch stated it would be hard to give exact dates. He will get Commissioner Brockner a listing.

Alan Weber, Allen County Counselor, requested Chairman Williams sign a letter of commitment for the Humboldt Utility Extension Project:

City of Humboldt, Kansas
P.O. Box 228
725 Bridge St.
Humboldt, KS 66748
Attn: Cole Herder,
City Administrator

RE: Humboldt Utility Extension Project

Dear Mr. Herder,

This letter is to confirm that Allen County and the City of Humboldt have discussed and agreed to a project to extend utilities to a 24.8-acre tract of land northeast of Humboldt located north of Hawaii Road and east of Mt Hope cemetery drive. This tract was recently sold by HUGRO (Humboldt Community Growth Inc.) to Monarch Cement Company and will be developed as an industrial site with first development being a regional service center owned by Murphy Tractor & Equipment Company. The utility extension involves gas, water and sewer of approximately one-half mile.

This is to advise you that Allen County, Kansas is committing to provide matching funds for the Humboldt utility extension project. Allen County will pay for one-half of the costs of the utility extension up to a maximum of \$335,000.00 to be paid by the county. Thank you for your continued work on this matter.

Commissioners reviewed the letter and it was discussed that they have already committed to the funding at their March 13, 2018 meeting. Cole needs a commitment letter for applying for a grant. Commissioner Daniels moved to authorize Chairman Williams sign. Commissioner Brockner seconded, motion passed 3-0-0. Chairman Williams signed the letter.

Kathy Ward, Moran Market representative, joined the meeting.

Alan discussed a contract with the Humboldt Ministerial which is \$50.00 per month. There has not been any rent paid since the contract in May of 2014 and he requested to waiver the rent as it benefits the Senior Center and people as well as the entire community. Alan explained the history of the contract. Commissioner Daniels moved to waiver the rent. Commissioner Brockner seconded, motion passed 3-0-0.

Sid Fleming, City of Iola Administrator, Terry Call joined the meeting.

Alan discussed the ambulance bids received for the construction of ambulance stations. Bids were received from Zingre and Associates and Falk Architects He reviewed the proposals. He

requested the commission enter in to a contract with Zingre for preliminary designs. Alan stated they could wait a week or so. Discussion followed on cost and style.

3/7/2018

Zingre' and Associates

The following cost breakdown is for the Project Titled "Allen County EMS Expansion Project" and references the proposed Agreement between Zingre & Associates, P.A. and Allen, Kansas. (Agreement Date is Pending)

I. Article 1 - Basic Services Hourly Task Breakdown

Phase	Personnel	Hours	Rate	Cost		
A. Schematic Design/Preliminary Study						
1	Project Startup, Negotiate Agreement	Firm Principal	4	\$70.00	\$280.00	
*	2	Initial Meeting & Building Program	Firm Principal	4	\$70.00	\$280.00
	3	Review Site Options with Owner	Firm Principal	4	\$70.00	\$280.00
	4	Review Code Requirements	Firm Principal	3	\$70.00	\$210.00
	5	Develop Prelim Floor/Site Plan	Firm Principal	12	\$70.00	\$840.00
	6	Preliminary Budget Estimate	Firm Principal	5	\$70.00	\$350.00
	8	Develop 3d Image of Building	Firm Principal	11	\$70.00	\$770.00
*	9	Present Preliminary Docs to Owner	Firm Principal	2	\$70.00	\$140.00
	Subtotal: Preliminary Study			45	<u>\$3,150.00</u>	
B. Design Development						
1	Not Included	Firm Principal	0	\$70.00	\$0.00	
	Subtotal: Design Development Phase			0	<u>\$0.00</u>	
C. Bidding Construction & Con. Doc.						
1	Not Included	Firm Principal	0	\$70.00	\$0.00	
	Subtotal: Bidding, Construction & Con. Doc.			0	<u>\$0.00</u>	
D. Bidding and Award						
1	Not Included	Firm Principal	0	\$70.00	\$0.00	
	Subtotal: Bidding and Award			0	<u>\$0.00</u>	
E. Construction						
1	Not Included	Firm Principal	0	\$70.00	\$0.00	
	Subtotal: Construction			0	<u>\$0.00</u>	
F. Post Completion/Warranty						
1	Not included	Firm Principal	0	\$70.00	\$0.00	
	Subtotal: Post Completion/Warranty			0	<u>\$0.00</u>	
	Lump sum cost for Mechanical/Electrical/Plumbing Engineering Services				\$0.00	
	Lump sum cost for Structural Engineering				\$0.00	
	TotalCost for Basic Architectural Services				<u>\$3,150.00</u>	

an "*" indicates a required site visit/meeting

For this proposal we're assuming that the preliminary design will be for a single building. If hired we would bill at the hourly rate indicated, not to exceed the total cost indicated. We've allowed time for an initial design and one round of revisions for Owner consideration. If the Owner wishes to do multiple design options we may need to update the agreement based on a new scope of work.

G. Reimbursable Expenses Estimate				
1	Xerox copies will cost \$0.20 per "A" size sheet			\$0.00
2	Xerox copies will cost \$0.50 per "B" size sheet			\$0.00
3	Blueprinting will cost \$2.50 per "D" size sheet			\$0.00
4	Mileage will be billed at \$0.45 per mile (approx 95 mile round trip)			\$171.00
5	Drive time will be billed at \$35 per hour (approx. 1.5 hour round trip)			\$210.00
7	Postage will be billed at our cost			\$0.00
	The estimated cost for Reimbursable Expenses			\$381.00

For this estimate, we're assuming 4 trips would be made to the project site during phase 1. Reimbursable Expenses (printing, delivery charges, etc.) will be in addition to the lump sum compensation set forth here, and will be invoiced at actual cost only.

Fee Scope Proposal:

Falk Architects tries to always provide both a fee and scope description that best suites our Building Owners needs. For your project we propose the following:

Based on the request for proposals, we anticipate a construction project of approximately \$300,000 per unique building and work could include modifications to site, buildings, new buildings and potentially a new bridge.

Fees on a project like this will typically vary from between 7%-10%. **We propose to provide services for \$19,800 for design services per unique building. If buildings are different but designed and built concurrently, we will offer 10% discount on second building.**

The fee breakdown is as follows:

- Schematic Design - \$4,000
- Construction Documents - \$10,000
- Bidding - \$2,000
- Construction Administration - \$3,800 (per building)

This fee would include Architectural, Mechanical, Electrical and Plumbing Engineering and Structural Engineering. It assumes that all buildings structure would be a pre-engineered structures and the Structural Engineer is only designing footings, foundations and slabs. Engineering site visits would be hourly, only if required.

Civil Engineering, Landscape Design, Acoustical Design, AV design and other disciplines not previously mentioned would be negotiated for an additional fee if the County decided that it was necessary to include in the project. We do not see them as necessary at this time.

Falk Architects is able to provide such a competitive fee because of our low overhead, which we pass on to our clients.

If we need to adjust this fee and scope in any way to better fit the project please let us know.

Commissioner Daniels moved to enter into a contract with Zingre for design. Commissioner Bocker seconded, motion passed 3-0-0.

Sid reported they have been working on needs and wants for a station. Sheriff Murphy stated having an architect on hand for construction might help elevate some problems.

Sandra Drake and Regina Lance joined the meeting.

Alan suggested the commission discuss the Economic Development Incentives Boards recommendations. Commissioner Daniels stated they have to respect the decision of the board whether right or wrong; he feels they need to accept the recommendation. Chairman Williams stated he thinks they should approve the Tech center which is good for the entire community and Moran Market. He would like to make that a motion to approve the tech center and Moran Market and paid back the \$300 application fee. Commissioner Bocker stated he doesn't have a problem with the tech center which will help everyone but shouldn't start diving into private businesses and there will be law suits filed because everyone thinks they should qualify that filed. Chairman stated the Moran Market is a co-op. Commissioner Bocker asked if Chairman intended to make it a grant or loan. Chairman will amend motion to reflect a grant. Alan discussed a grant for those two and loan for the others. Cathy asked if it is legal stop and think the area that can go out of the county to shop to go under consideration. Alan the community has put into the co-op and they have gotten grants to go with the community effort. Alan give to Humboldt and G&W to help even if it was to help Allen County. Commissioner Daniels stated he agrees with Chairman on Tech center and co-op Moran Market. They have

already committed monies in the future and if the commission do not get the training area up and working they will be making a wrong decision. Commissioner Brocker stated a grant to Tech but not to the co-op. The only one working on a grant is the co-op. Ben stated yes, and explained they are working on a grant and it depends on what is to complete the grant. Regina explained they too are applying for grants. Chairman Williams moved to amend the motion to match a matching grant up to a \$100,000 for Moran Market and a grant \$100,000 to Tech Center and not to fund the other three applications and to refund the \$300 to those three. Commissioner Daniels seconded, discussion followed. Motion passed 3-0-0.

Chairman Williams moved to disband the Economic Development Incentive Board and thank the individuals on the board for all they have done. Commissioner Daniels seconded, motion passed 3-0-0.

Commissioner Daniels stated he would be open to having loans through the Economic Development.

Cole offered the Humboldt Community Group that uses tax credit for revolving loans. He explained how it works. Revolving Loan offered through SEK Regional Planning Commission.

Larry Manes stated they are working really hard to get more than just the county monies.

Commissioner Daniels case by case bases.

Barney joined the meeting.

Sandra Drake, Allen County Appraiser, presented bids for a truck for the appraiser's office. Bids were received from Twin Motors Ford for \$27,500 for a 2018 F-150; Shields for \$23,050 for a 2018 Ram 1500 Regular cab 4X4. Sandra stated she would be needing another one soon. Commissioner Daniels moved to approve the purchase from Twin Motors Ford. Commissioner Brocker seconded, motion passed 3-0-0.

Cole reported that the EDA grant process was proceeding well. The EDA review committee has reviewed their application. The only additional information they requested was a letter from the County confirming match participation.

During the submission of the application, EDA advised Cole that they will not recognize BG Consultants as an eligible for grant funding for engineering services since they did the Technical Memo to outline and estimate the project. Their options are to use BG for the engineering design and construction engineering without grant funding or go out for bid and select a new engineering firm. They have experience with BG and they are familiar with Humboldt's infrastructure, so Cole would prefer to use them. Using BG will also expedite the process by at least a month by avoiding the competitive bidding process for engineering.

Cole asked BG Consultants about how they determined the original estimate and if they could review the numbers. They explained that the estimates were derived from costs of comparable jobs plus 10% for contingencies. They revised cost estimates to \$584,750, which is a reduction of \$87,750, from the original estimate of \$672,500. They indicated that this reduction includes a reduction of their engineering fees from \$63,250 to \$55,000.

The original motion made by the Commission was that they would pay half of the cost up to \$335,000, assuming that the EDA would match equally. The question is whether the Commission will pay for the full engineering cost if the total for the County's contribution does not exceed \$335,000.

The Commission's consensus was that they would cover costs up to \$335,000.

Larry Walden stated he thought the commissioners should be more involved in the hospital board. Alan stated they should come up on a regular basis to the commission meeting. Commissioner Daniels stated all want the Allen County Regional Hospital to succeed. Cathy stated her experience has been very good and several come from outside.

Commissioners approved the following documents:

- a) Clerks Vouchers – \$45,036.23
- b) Payroll – mileage reimbursement for Cindy Scovill and Sherrie L. Riebel
Change forms – Justin Thompson, Graduated KLETC
Jennifer Friend, Cook to Kitchen Supervisor
Donald Leapheart, 6 months
Daniel McMurray, 6 months
Seth Pollet, 6 months plus adjustments
- c) Clerks Journal Entries # 19-22
- d) Adds and Abates: RE Value 1783, \$210.62, Year 2016
RE Value 1783, \$207.14, Year 2017
- e) Annual report of Osage Township

With no further business to come before the board, Commissioner Brocker moved to adjourn, Commissioner Daniels seconded, and motion passed 3-0-0. Meeting was adjourned at 9:55 a.m. until April 3, 2018 at 8:30 a.m. in the Commission room of the courthouse.

Thomas R. Williams, Chairperson

Jerry Daniels, Commissioner

Sherrie L. Riebel, Allen County Clerk

John F. Brocker, Commissioner