

# Barton County Commission Agenda Meeting Minutes

Recorded audio is available on compact disk upon request to the Barton County Clerk's Office, 1400 Main – Room 202, Great Bend, Kansas 67530.  
 Phone (620) 793-1835 \ Fax (620) 793-1990 \ Email [clerk@bartoncounty.org](mailto:clerk@bartoncounty.org)  
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December 4, 2017

The Board of Barton County Commissioners convened this 4th day of December 2017, at the Barton County Courthouse.

*Members present:*  
 Kenny Schremmer, Commissioner, 1st District (Chairman Pro-Tem)  
 Homer Kruckenber, Commissioner, 2nd District  
 Don Davis, Commissioner, 3rd District  
 Alicia Straub, Commissioner, 4th District  
 Jennifer Scharz, Commissioner, 5th District, Chairman  
 Bev Schmeidler, Assistant Deputy County Clerk  
 Phil Hathcock, Operations Director  
 Carey Hipp, County Counselor

**I. OPENING BUSINESS:**

Commissioner Scharz called the meeting to order at 9:00 A.M.

Commissioner Straub moved to approve the agenda.  
 Commissioner Schremmer seconded the motion.  
 All voted aye. Motion passed.

Commissioner Davis moved to approve the minutes of the November 20, 2017, and the November 27, 2017, Regular Meetings.  
 Commissioner Straub seconded the motion.  
 All voted aye. Motion passed.

**II. OLD BUSINESS:**

There was no old business.

**III. NEW BUSINESS:**

**A. COUNTY CLERK'S OFFICE: Request for Approval – Added / Abated / Escaped / Refunded Taxes:**

-Donna Zimmerman, County Clerk, will present a listing of Added / Abated / Escaped / Refunded Taxes. Orders for these actions are kept on file in the County Clerk's Office. These are used to correct assessments and are requested by the County Appraiser's Office or the County Clerk's Office.

Bev Schmeidler, Assistant Deputy County Clerk, presented the following tax roll adjustments:

BATCH #1	Property Types	Values	Escaped Taxes	Added / Abated	Refunds
	Gas				
	Oil	-160,715		-\$25,694.12	\$14,909.64
	Personal Property	- 15,895		-\$ 2,452.88	\$ 1,527.88
	Real Estate	- 1,497		-\$ 276.12	\$ 276.12
	16/20 M Trucks	- 293		-\$ 42.00	\$ 30.00
	State Assessed Utilities				
	Special Assessments				
	Grand Totals	-178,401		-\$28,465.12	\$16,743.64
	Total Taxes	-\$28,465.12			
	Total Records Selected	73			

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Commissioner Schremmer moved to approve the Listing of Added / Abated / Escaped / Refunded Taxes as reviewed by the County Appraiser and presented by the County Clerk. Direct the Chairman to sign on behalf of the Commission.

Commissioner Davis seconded the motion.

All voted aye. Motion passed.

## **B. COUNTY ENGINEER: Repair of FAS Bridge #60 – Additional Needs:**

-In June of this year, the Commission approved L&M Contractors performing needed work on FAS Bridge #60. After completing the concrete bridge deck patching work on one half of the bridge, it is estimated that there will be an overrun of 278 square yards of deck patching. The County will also need to have structural steel welded to the expansion devices to protect both bridge ends. The estimated cost of this work totals \$54,340.55.

Barry McManaman, County Engineer, said L & M Contractors have reached the halfway point on the bridge. Patching of the bridge deck was estimated at 570 square yards. 424 square yards was already used for patching on the first half of the deck. McManaman said, assuming the second half of the deck will be similar, it is requested that we encumber funding to pay for an estimated 848 total square yards of patching, which is an additional 278 square yards at a cost of \$180 per square yard totaling \$50,040. In addition, the existing expansion joints at the bridge ends were covered with asphalt before the project began. After being exposed it was determined that we need to weld structural steel to the expansion devices to protect the bridge ends at a cost of \$4,300.55 from L&M Contractors. The net cost for additional patching and the structural steel work is \$54,340.55.

Commissioner Schartz asked when the project was bid was there a contingency built in for such matters. McManaman said not to his knowledge, they bid on the quantity presented.

Commissioner Straub moved to encumber funding to pay L&M Contractors for the additional needs related to the repair of FAS Bridge #60. Funding is to be encumbered as follows:

From the Special Bridge Replacement Fund, Construction Related Items Line, 003-92-6191-92 – \$12,000.00 and

From the Road and Bridge Fund, Contract Construction Fund Line, 002-92-6250 – \$42,340.55 and it is noted that there are Federal Exchange Funds available to cover this portion of the cost.

Commissioner Davis seconded the motion.

All voted aye. Motion passed.

Steve Webster asked if this added any time to the length of the project. McManaman said it may extend the time frame. Webster asked what the original target date was for completion. McManaman said it was around 90-100 working days, dependent on weather.

## **C. ROAD AND BRIDGE: Replacement of Rotary Mowers:**

-The Road and Bridge Department solicited bids to replace three mowers. Specifications included 15' flex-wing rotary cutters, horsepower 50-250HP and a self-leveling hitch. Three bids were received. After bid review, Darren Williams, County Works Director, recommends that the \$31,500.00 bid from BTI Great Bend be accepted. This involves purchasing three Rhino Epic model 4155 – 15' flex rotary mowers with a trade of three John Deere Cx15 Rotary Cutters. If approved, the units, which would have a five-year warranty, would be delivered two weeks from the date of order.

Darren Williams, County Works Director, presented the following quotes:

Mower Bids Recap 2017	Trade In Value	New Unit Price	Net Price
BTI Great Bend	\$24,000	\$55,500	\$31,500
Lang Diesel, Inc.	\$47,331	\$83,181	\$35,850
Straub, Inc./Landpride	\$19,500	\$67,212	\$47,712

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Williams added the John Deere mowers come with a 5 year warranty and recommended accepting the low bid from BTI.

Commissioner Straub asked if the 3 mowers were being traded in for the new mowers. Williams said yes. Commissioner Straub noted we will not have any mowers that are not covered by warranty.

Commissioner Davis moved to approve the purchase of three John Deere Cx15 Rotary Cutters from BTI Great Bend, to include the trade of three Rhino Epic model 4155 – 15' flex rotary mowers. The \$31,500.00 cost is to be paid from the Road and Bridge Fund, Equipment – Operation and Construction, 002-92-6190.

Commissioner Schremmer seconded the motion.  
All voted aye. Motion passed.

## **D. WDM ARCHITECTS: Scope of Project:**

-The Operations Office solicited qualifications from architect/engineering firms to provide a structural and mechanical analysis of the Courthouse to determine the extent and estimated cost of potential repairs. Anticipated is the repair of the existing systems in the facility to include electrical, telecommunication, mechanical, structural and plumbing. WDM Architects was then asked to submit two cost estimates. One estimate includes the structural analysis of the Courthouse only and the second is for the structural and mechanical analysis.

Phil Hathcock, Operations Director, said the courthouse is nearly 100 years old and said with a building of this age, constant maintenance and repairs are needed. Hathcock said he was told that the corners used to house spiral staircases and explained the outside corners are separating from the center of the building on the 4<sup>th</sup> floor. The courthouse is and has been experiencing mechanical and structural issues which are to be expected from a 100 year old building. The County Commission interviewed four firms that submitted proposals and selected WDM architects to submit two cost estimates for the analysis of the courthouse, one structural analysis, and one structural and mechanical analysis.

Commissioner Schartz said they all acknowledge that something needs to be done and that they are the caretakers of a very important building. Schartz said it appears that the structural part is the most important, but it's really not known without the mechanical analysis. Schartz said she would prefer to have the entire scope of project completed to have a plan to work into the future budgets.

Commissioner Straub asked if anyone knows how old the piping in the building is. Hathcock said no, because there have been repairs at many different times. Commissioner Straub said her first thought was to take care of the structure first.

Hathcock said the more expensive route would be a comprehensive look at all of the systems in the building, providing what needed to be done now and what would need to be done in the future.

Commissioner Straub asked if plans from now would be obsolete in the future when they decide to do them. It just depends on the advancements made.

Commissioner Schremmer asked how the outcome of the study might affect insurance coverage. If the mechanical study was done and issues were not repaired and something goes wrong, would the County be covered by insurance.

Hathcock said there have already been some pipes burst and repairs have been made over time. It is also known that the pipes are deteriorating from the inside out because Facilities has to drain and clean filters regularly for the heating and cooling system.

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Commissioner Kruckenberg asked how many windows were breaking due to settling. Hathcock said the one in the Commission Room was the only one he was aware of.

Commissioner Davis said he was more inclined to have the complete analysis done. Whatever the cost is for things to be fixed, we have to make it right to keep the building around for the future.

Commissioner Straub said she somewhat agreed with Commissioner Davis that the public depends on them for the care of the building. Straub said she felt the structure was the main concern at this time.

Commissioner Scharz said she felt if they had an overall plan going in, they could work with the budget and do things to pay for it as they go.

Commissioner Schremmer said there had been a lot of electrical work done over the years with new lighting and so forth. Schremmer said he visits a lot of other courthouses and thinks Barton County's courthouse has them beat. Schremmer said the windows were also replaced not that long ago.

Commissioner Davis moved to authorize WDM Architects to perform a structural and mechanical analysis of the Barton County Courthouse, cost estimated at \$49,800.00. Cost to be paid from the General Fund Budget, Finance General Account, Miscellaneous Contractual line item, 001-26-5755.

Commissioner Scharz seconded the motion.

Commissioner Scharz and Commissioner Davis voted aye.

Commissioner Schremmer, Commissioner Straub and Commissioner Kruckenberg voted nay.

Motion failed 2 - 3.

Commissioner Straub said it was not that she was adamantly opposed to looking at the mechanical systems, but felt this could be taken one step at a time. Straub said she felt it could save the county money by having current plans when the time comes to deal with those issues.

Commissioner Straub moved to authorize WDM Architects to perform that structural analysis of the Barton County Courthouse, that cost estimated at \$24,300.00. Cost to be paid from the General Fund Budget, Finance General Account, Miscellaneous Contractual line item, 001-26-5755.

Commissioner Kruckenberg seconded the motion.

Commissioner Scharz said they do not know what is in front of them, but they are trying to do something. As long as they are moving forward with some kind of project, they cannot be wrong. The public should know that they are taking their time and trying to do the best thing with the limited funds available.

Commissioner Straub said this would be a time to assess the working relationship with WDM.

All voted aye. Motion passed.

## **E. COUNTY SERVICES: Informational Update:**

-Mr. Hathcock will provide the informational report of work completed during the last period. The report, which will be made available to the media, will serve as a public reminder of the services provided by the County on a regular basis.

Information Only. No Action Required.

## **IV. ENDING BUSINESS:**

1. Announcements                      2. Appointments

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## V. OTHER BUSINESS:

There was no other business.

## VI. ADJOURN:

Commissioner Straub made a motion to adjourn at 9:52 A.M.  
Commissioner Schremmer seconded the motion.  
All voted aye. Motion passed.

ATTEST:

  
Bev Schmeidler  
Barton County Assistant Deputy Clerk

  
Jennifer Schartz, Chairman