

# Board of Crawford County Commissioners

## Commissioners' Journal

2024, TWENTY-FIFTH MEETING

CRAWFORD COUNTY COURTHOUSE, COMMISSIONERS' BOARD ROOM  
Girard, KS. Tuesday, April 2, 2024 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 Carl Wood served as the presiding officer.

Commissioners Tom Moody and Commissioner Bruce Blair were in attendance.

County Clerk Lisa Lusker and County Counselor Jim Emerson were seated with the Board.

Chairman Wood led the Pledge of Allegiance.

### UNDER THE HEADING BUSINESS FROM A PREVIOUS MEETING CONSENT AGENDA

**On motion (24-167)** of Commissioner Moody and the second of Commissioner Blair that the consent agenda be approved including:

1. Approval of the **March 26, 2024** minutes of the Board of County Commissioners.

Yeas: Commissioners Blair, Moody and Wood

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 24	160	That the consent agenda be approved including: Approval of the March 22, 2024 minutes, and Approval of the March 22, 2024 minutes of the Board of County Canvassers
Motion 24	161	To approve the ARPA drawdown request for March 2024
Motion 24	162	To recess this open session and go into a closed executive session for a period of not more than 5 minutes to discuss Non-Elected Personnel to discuss a grant writing conference and to include the Board of County Commissioners, County Counselor Jim Emerson, and County Grant Writer Mr. Gus Brunetti and to reconvene by 11:05 AM

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Motion 24	163	To recess this open session and go into a closed executive session for a period of not more than 10 minutes to discuss Non-Elected Personnel to discuss EMS and to include the Board of County Commissioners, County Counselor Jim Emerson, and EMS Director Randy Sandberg and to reconvene by 11:14 AM
Motion 24	164	To approve the lease purchase agreement with Clayton Holdings, LLC for 60 months at \$11,722.63 per month and authorizing the Chairman to sign and to adopt Resolution #2024-005, a Resolution included in the agreement Schedule E-1 to State & Municipal Lease/Purchase Agreement Lease No. 55000355-002
Motion 24	165	To recess this open session and go into a closed executive session for a period of not more than 15 minutes to discuss items that would be deemed privileged in the Attorney-Client Relationship to discuss storage building bids and to include the Board of County Commissioners, County Counselor Jim Emerson, and County Clerk Lisa Lusker and to reconvene by 11:38 AM
Motion 24	166	To recess this open session and go into a closed executive session for a period of not more than 10 minutes to discuss items that would be deemed privileged in the Attorney-Client Relationship to discuss ATC Building and to include the Board of County Commissioners and County Counselor Jim Emerson and to reconvene by 11:46 AM

### UNDER THE HEADING NEW BUSINESS

#### PROCLAMATION AND ORDERS OF THE BOARD

#### MESSAGES FROM CRAWFORD CO LOCAL BOARD OF HEALTH

#### MESSAGES FROM ELECTED OFFICIALS

#### MESSAGES FROM THE PUBLIC

**Item One:** Mr. Alan Blaesser and Mr. Evan Mallett with EDF Renewables addressed the Commissioners. Mr. Mallett gave background on EDF Renewables company and then allowed Mr. Blaesser to speak in regards to the wind project. Mr. Blaesser provided some of his own work experience then and then explained that the upcoming wind project is set to produce 310 megawatts of energy. Mr. Blaesser stated the project was originally set to be on 25,000 acres of land and that as of right now they have 22,000 acres of land with local individuals of Crawford County. Mr. Blaesser provided some more details in regards to the project itself and why Crawford County was a chosen location for this project. Mr. Blaesser listed off some benefits this project will bring to the county such as up to or more than 200 job opportunities during the construction phase lasting 12 to 18 months, 8 permanent job opportunities during operation, an estimated \$80,000,000 in tax revenue over the life of the project, and reduction of air pollution. Mr. Blaesser brought up health and safety and said there has been no link between wind turbines and negative impacts on health, and also discussed that the turbines will only have flashing lights when an airplane is within a specific amount of distance from them and otherwise will not have lights. In regards to the timeline of the project Mr. Blaesser said that tentatively construction will begin in 2027 with hopes of being operating in 2028. Mr. Blaesser thanked the Commissioners for having them at the meeting today to formally introduce the project to Crawford County. Commissioner Wood asked if this was the project in the North West part of the county and Mr. Blaesser confirmed. Mr. Blaesser explained on the

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map they provided to the Commissioners, the red area is land not zoned and he would like to discuss that they have not approached the land that is not zoned. Commissioner Wood asked if they have quite a few people signed up to support this project and Mr. Blaesser answered the 22,000 acres that they have represents over 30 different land owners and that they are still putting together some more collection lines. Commissioner Wood asked what the setbacks from the residents are and Mr. Blaesser answered that the company plans to be 1800 feet from any residential setback, and that it also includes that turbines cannot spin over county roads so the setbacks from the roads is 150 feet. Commissioner Wood asked why the property tax is not exempt for them and Mr. Blaesser explained that technically they are exempt for the first 10 years, similar to the Jayhawk project but that there is a payment in lieu of property taxes that they plan to do similar to the Jayhawk project as well. Commissioner Wood asked what the appraised value of one completed wind turbine is and Mr. Blaesser answered that it would be between \$5,000,000 to \$7,000,000 roughly but that he cannot give a direct answer because it has not been established exactly which turbine model will be used. Commissioner Moody asked if they will employ 8 individuals while operating and Mr. Blaesser stated yes they will and also Mr. Mallett answered that there could also be other contract positions being involved at that time as well. Commissioner Wood asked what the life expectancy of one turbine is and Mr. Blaesser said it is a projected 40 year life expectancy with maybe a repowering involved within that timeframe. Mr. Blaesser explained the revenue the land owners receive off of the turbines. Commissioner Wood asked if the county receives any money based off of productivity of the turbines and Mr. Mallett explained not directly and that the county makes money off of the personal property taxes from the turbines. Commissioner Wood asked if land assessed for agricultural use will then change to commercial because of the turbines and Mr. Mallett explained that no it will not change because the land can still be used as normal with the exception of the portion including the turbine unlike solar projects. Mr. Blaesser explained the project substation and why it will travel into Labette County. Commissioner Blair asked about public input for their company and Mr. Blaesser explained he does plan on putting on some open house workshops for the project where he can give a presentation but that he is wanting to get more information lined up so he can better answer questions for the public. Commissioner Wood asked if they were trying to develop North of Pittsburg and Mr. Blaessar answered no they are not.

### **MESSAGES FROM OTHER GOVERNMENTAL ENTITIES MESSAGES FROM APPOINTED OFFICIALS**

**Item One:** CEO of SEKCAP Mr. Jamey Whitney and Executive Mental Health Director Ms. Heather Spaur discussing a collaborative grant. Ms. Spaur stated that for the ATC building they have a new plan by collaborating with SEKCAP and USD 248. She mentioned they will expand the Discovery program to Girard for a smaller scale short term solution. Mr. Whitney mentioned they met with the superintendent of USD 248, Mr. Todd Ferguson about the collaboration and received a positive response and that Mr. Ferguson mentioned there is some space in the TLC building they can use for this project. Mr. Whitney stated they still have larger childcare goals for Girard but that this at least gives them a start by creating some availability. Commissioner Wood asked if SEKCAP is still collaborating with Point Forward and expressed concerns about him now being involved in Girard for a daycare and Mr. Whitney explained Girard's will be early

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childhood learning. Commissioner Wood asked what his definition of early childhood learning age range would be and Mr. Whitney said for this program it will be 3 to 5 years old. Director of Early Childhood Services with SEKCAP Ms. Joanie Burke explained that to have the quickest impact on the community in Girard they needed to collaborate with the school district and start with the early childhood learning and that they do hope to also service 0-3 years of age in the future. She mentioned how they will be applying for granting to build to service a wider age range. Mr. Whitney said SEKCAP is still involved in the Washington school project with Point Forward, and Commissioner Wood stated how could they be involved in Pittsburg if they are using the funding in Girard. Mr. Whitney answered that the funding was originally intended for Girard and is the money being used for this. Commissioner Wood asked what will be done with the ATC building now and Ms. Spaur explained it does remain the county's building and that CCMH will have an agreement with SEKCAP for this building. Mr. Casey Brown with Catholic Charities spoke about the use for the ATC building at this time to provide supportive housing and mental health services in Girard. Commissioner Wood expressed concerns in who will deal with insurance and upkeep on the ATC building and Mr. Emerson explained a couple of options but said they can discuss and come up with a solution. Commissioner Moody brought attention back to the child care for age range 3 to 5 years and asked a head count for how many children will attend and Ms. Burke said they would need to see about available space but that she was estimating about 32 children. Director of Children's Services with Crawford County Mental Health Mr. Bill Howell spoke about information regarding the Discovery center and about the collaboration with SEKCAP and USD 248. Commissioner Wood asked the age range for Discovery and Mr. Howell explained Discovery handles 3 to 5 years of age for full days but after they go to kindergarten, they do still work with them just not in an all-day setting. Mr. Howell explained to Commissioner Wood that at this time they are not providing daycare but that they do run an after-school program that a lot of their children attend once they begin kindergarten. Commissioner Wood said he would like to discuss the housing in the ATC building more and asked if the housing is just for Girard. Mr. Brown answered that it will not only serve Girard and that people with the highest needs will be accepted first.

### NEW BUSINESS

**Item One:** County Clerk Lisa Lusker presented the March 2024 Clerk's Report. She stated that this report summarizes the total amounts spent by departments for payroll and bills during the month of March. Ms. Lusker also gave the Commissioners a copy of the February 2024 to March 2024 Clerk's Report of Changes in Expenditures for comparison.

**On motion (24-168)** of Commissioner Blair and the second of Moody to approve the March 2024 Clerk's Report as presented.

**On a Roll Call Vote.**

Yeas: Commissioners Moody, Wood, and Blair

Nays:

Present but not voting:

Absent or not voting:

**The motion prevailed.**

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**Item Two:** Ms. Lusker presented a Tax Roll Correction, correcting an error in the assessing of Real Estate owned by E & J Investments LLC and to request a refund in the amount of \$1,240.32 from the 2022 tax rolls. Ms. Lusker explained that the land was classified as vacant in error and should have been classified as agricultural.

**On motion (24-169)** of Commissioner Moody and the second of Commissioner Wood to approve the Tax Roll Correction, correcting an error in the assessing of Real Estate owned by E & J Investments LLC and to request a refund in the amount of \$1,240.32 from the 2022 tax rolls and authorize the Chairman to sign.

Yeas: Commissioners Moody, Blair and Wood

Nays:

Present but not voting:

Absent or not voting:

**The motion prevailed.**

**Item Three:** County Counselor Jim Emerson presented a document with information on the Risk Management account. He mentioned he will be scheduling a meeting with the Bukaty Company to come speak to the Commissioners for the end of first quarter report. Mr. Emerson mentioned it is positive in comparison to last year at this time.

**Item Four:** Mr. Emerson stated the Bukaty Company would like to come on April 19th or April 26th for a work session for Health, Dental, and Vision insurance. Commissioners said either of the two days will work so Mr. Emerson said he will get with Bukaty and schedule. Mr. Emerson mentioned Ryan Insurance also would like a work session and the Commissioners agreed April 12th will be a good day for this work session.

**Item Five:** Mr. Emerson discussed Crawford County Government Day on April 10th. He explained Mr. Brady Hill requested the Commissioners come to talk with students that day around 9:15 AM. Mr. Emerson listed the recommended items for the Commissioners to discuss to give them an idea of what to present.

**Item Six:** Mr. Emerson discussed the previous public meeting on land use. Mr. Emerson stated he believes it is time to work with a consultant to update the county's comprehensive plan and zoning regulations. Mr. Emerson presented the Commissioners with a paper that explains guidelines for consultant regulations. Mr. Emerson stated he has a list of consultants he received from other counties and that the Commissioners, Zoning Administrator May Smith, and Mr. Emerson will go over them and pick a consultant.

**On motion (24-170)** of Commissioner Moody and the second of Commissioner Wood to approve the authorization for requesting a consultant for updating the comprehensive plan and zoning regulations

Yeas: Commissioners Moody, Blair and Wood

Nays:

Present but not voting:

Absent or not voting:

**The motion prevailed.**

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**Item Seven:** Commissioner Blair mentioned that one of the road graders during transport was involved in an accident so the replacement grader will arrive Wednesday. Commissioner Blair explained the other two of the road graders arrived last Wednesday.

**Item Eight:** Commissioner Wood mentioned today the county is picking up scrap metal at the SEK Recycling Center but that he is not sure the job will get finished today. He mentioned after the meeting he is going to stop by and see the progress of that project.

### **EXECUTIVE SESSION**

**Item One:** County Counselor Jim Emerson requested an executive session for 15 minutes to discuss items that would be deemed privileged in the Attorney-Client Relationship.

**On motion (24-171)** of Commissioner Wood 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 15 minutes to discuss items that would be deemed privileged in the Attorney-Client Relationship to discuss liability insurance and to include the Board of County Commissioners and County Counselor Jim Emerson, and to reconvene by 11:31 AM.

Yeas: Commissioners Wood, Moody, and Blair

Nays:

Present but not voting:

Absent or not voting:

**The motion prevailed.**

**The Commissioners went into Executive Session at 11:16 AM and reconvened the Open Session at 11:25 AM with no action taken except to go back into open session.**

**Item Two:** Commissioner Moody requested an executive session for 15 minutes to discuss items that would be deemed privileged in the Attorney-Client Relationship.

**On motion (24-172)** of Commissioner Wood 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 15 minutes to discuss items that would be deemed privileged in the Attorney-Client Relationship to discuss acquisition of property and to include the Board of County Commissioners and County Counselor Jim Emerson, and to reconvene by 11:41 AM.

Yeas: Commissioners Wood, Moody, and Blair

Nays:

Present but not voting:

Absent or not voting:

**The motion prevailed.**

**The Commissioners went into Executive Session at 11:26 AM and reconvened the Open Session at 11:38 AM with no action taken except to go back into open session.**

**NEW BUSINESS continued**

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**Item Nine:** Mr. Emerson mentioned a renewal is due for professional liability insurance for EMS through Ryan Insurance. He stated that the premium is lower this year at \$30,745.50 compared to last years amount which was \$31,588.

**On motion (24-173)** of Commissioner Blair and the second of Commissioner Moody to approve the renewal of professional liability insurance for the EMS Department through Ryan Insurance Agency as presented in the amount of \$30,745.50.

Yeas: Commissioners Blair, Moody, and Wood

Nays

Present but not voting:

Absent or not voting:

**The motion prevailed.**

### UNDER THE HEADING FUTURE BUSINESS AND ANNOUNCEMENTS

#### FUTURE BUSINESS:

**Item One: April 5, 2024 – 9:30 AM** Work Session with Health Department Director Debra Anthony and County Grant Writer Gus Brunetti discussing the Health Department.

**Item Two: April 12, 2024- 9:00 AM** Work session with Ryan Insurance to discuss quarterly update.

**Item Three: April 19, 2024** –Public Hearing on Vacating Platted Alleys and Street in George Faletti’s Subdivision.

**Item Four: April 19, 2024** – Public hearing on Vacated a Platted Street in Vanpevenage’s Subdivision.

#### ANNOUNCEMENTS:

**Item One: April 10, 2024** – Crawford County Government Day at Pittsburg State University. All three Commissioners will be in attendance.

**Item Two: April 16, 2024 thru April 18, 2024** – KCCA 48<sup>th</sup> Annual Conference in Pittsburg, Kansas. All three Commissioners will be in attendance.

**Item Three: April 16, 2024** – The Regular Session of the Board of County Commissioners is cancelled due to the Commissioners attending the KCCA Conference.

### UNDER THE HEADING MOTION TO ADJOURN

#### MOTION TO ADJOURN

**Item One:** Adjournment

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**On the motion** of Commissioner Moody and the second of Commissioner Wood to adjourn the [April 2, 2024](#) meeting of the Board of Crawford County Commissioners at 11:42 AM and to reconvene at the next regularly scheduled time with open doors.

Yeas: Commissioners Moody, Blair and Wood

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.**

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**Lisa Lusker**  
County Clerk

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**This submission completed at the Crawford County Courthouse in Girard.**

[Taken RJA 4/4/24 at 10:30 AM.](#)