

BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, KANSAS

WEDNESDAY, MARCH 27, 2013

4:00 p.m.

-Proclamation for "Public Health Week" – (Dan Partridge)

-Consider approval of the minutes for February 20 and March 6, 2013

CONSENT AGENDA

- (1) (a) Consider approval of Commission Orders;
- (b) Consider approval to keep a 2003 Ford F-350 Flatbed truck and spray unit in the Public Works fleet (Keith Browning)
- (c) Receive the 2012 County Engineer's Annual Report submitted to KDOT (Keith Browning)
- (d) Consider approval of Engineering Services Contract for Deck Replacement for Bridge No. 08.74N-07.95E, Project No. 2013-18 (Keith Browning)
- (e) Confirm the emergency administrative approval exercised by the County Administrator to accept the Stop Loss Health Insurance proposal from Optum. (Sarah Plinsky)

REGULAR AGENDA

- (2) Consider approval of a request to fund a portion of a feasibility study for an intergenerational campus village in --the amount of \$12,500.00. This initiative is part of the recommendations received from the Retiree Attraction and Retention Task Force. (Hugh Carter/Commissioner Flory)
- (3) Consider Accessing U.S. Communities Contract for Replacing the Judicial & Law Enforcement Roof (Jackie Waggoner)
- (4) Freedom Frontier's Restricted Giving Grant Opportunity (Sarah Plinsky/Jeanette Blackmar)
- (5) (a) Consider approval of Accounts Payable (if necessary)
- (b) Appointments
 - Lawrence Douglas County Metropolitan Planning Commission 05/13
 - Heritage Conservation Council 05/13
 - Property Crimes Compensation Board 04/13
- (c) Public Comment
- (d) Miscellaneous

RECESS

RECONVENE

6:35 p.m.

- (6) Consider a revised phasing schedule for Big Springs Quarry. Big Springs Quarry was approved with Conditional Use Permit CUP-12-09-06 and is located at 2 North 1700 Road, Lecompton. (Mary Miller will present the item)
- (7) Adjourn

WEDNESDAY, APRIL 3, 2013

-Proclamation declaring the month of April as "Child Abuse Prevention Month"

-Authorization to award a contract from construction management services for new public works facility (Sarah Plinsky)

WEDNESDAY, APRIL 10, 2013

Consent-Consider the Temporary Set-Aside Agreement and Cross Access Easement and Maintenance Agreement associated with Certificate of Survey, CSU-12-00271, for approximately 26 acres located in the NE quarter of Section 22, Township 13 South, Range 19 East. Submitted by Grob Engineering Services, LLC for Dwight and Kimberly Purvis, property owners of record. Mary Miller will present the item.

WEDNESDAY, APRIL 17, 2013

Proclamation for "National Telecommunicator's Week" (Scott Ruf)

WEDNESDAY, APRIL 24, 2013

WEDNESDAY, MAY 22, 2013-Cancelled

***Note:** The Douglas County Commission meets regularly on Wednesdays at 4:00 P.M. for administrative items and 6:35 P.M. for public items at the Douglas County Courthouse. Specific regular meeting dates that are not listed above have not been cancelled unless specifically noted on this schedule.*



Office of the County Commission
P R O C L A M A T I O N
For Douglas County, Kansas

WHEREAS: Good health and quality of life for everyone in Douglas County is an important goal for our community; and

WHEREAS: The role of public health is to protect promote and restore the public's health; and

WHEREAS: The health of our community depends on many factors – such as individual health behaviors, education, jobs, quality of health care and the environment; and

WHEREAS: National Public Health Week provides the focused opportunity for the public to learn about our communities public health concerns and success stories; and

WHEREAS: Action by community leaders to implement policy changes that promote the community health plan goals of healthy eating, active living, reduced poverty, improved access to health care and mental health care will make our community a healthier place to live for current and future generations.

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners of Douglas County, Kansas, hereby proclaim the week of April 1-5, 2013 as

“PUBLIC HEALTH WEEK”

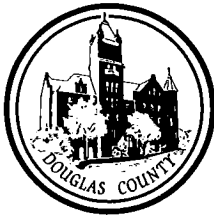
Dated this 27th day of March 2013.

**BOARD OF COUNTY COMMISSION
OF DOUGLAS COUNTY, KANSAS**

Mike Gaughan, Chair

Nancy Thellman

Jim Flory



DOUGLAS COUNTY PUBLIC WORKS

1242 Massachusetts Street
Lawrence, KS 66044-3350
(785) 832-5293 Fax (785) 841-0943
dgcopubw@douglas-county.com
www.douglas-county.com

Keith A. Browning, P.E.
Director of Public Works/County Engineer

MEMORANDUM

To : Board of County Commissioners

From : Keith A. Browning, P.E., Director of Public Works/County Engineer *KAB*
Doug Stephens, Operations Division Manager

Date : March 13, 2013

Re : Consent Agenda approval to keep flatbed truck and spray unit

On January 30, 2013 Jackie Waggoner, Purchasing Director, presented an item to the BOCC to replace a 2003 Ford F-350 flatbed truck and sprayer for public Works and dispose of the used equipment through online auction. Rather than dispose of this truck and spray unit, we request approval to keep this equipment in the Public Works fleet.

The 2013 budget included funding for two new full time employees for Public Works, one of which will be a vegetation control specialist for the noxious weed crew. Keeping this equipment in our fleet will allow our new employee to assist with treatment of noxious weeds along County, State and Township road rights-of-way.

The future replacement of this vehicle will be funded through Fund 232, Equipment Replacement.

Action Required: Consent Agenda approval to keep a 2003 Ford F-350 flatbed truck and spray unit in the Public Works fleet rather than selling through online auction.

MEMORANDUM

To : Board of County Commissioners

From : Keith A. Browning, P.E., Director of Public Works/County Engineer

Date : March 15, 2013

Re : Receive 2012 County Engineer's Annual Report

K.S.A. 68-540 requires the County Engineer to make a written report annually to the Board of County Commissioners of work accomplished and funds expended, and to submit the report to KDOT. K.S.A. 68-541 requires the report to be submitted on forms developed by KDOT.

The 2012 County Engineer's Annual Report is attached. A copy of KDOT's instructions for completing the report is also provided as an aid in understanding what is included in the report.

Information on county costs for labor, equipment, and materials was obtained from employee timesheets as well as from contracted work. Information on township costs was taken from township road budgets.

This report has already been submitted to KDOT electronically.

Action Required: Receive the 2012 County Engineer's Annual Report submitted to KDOT.

County Engineer's/Road Supervisor's Annual Report Instructions

General Instructions:

- This report is designed to solicit basic information that can be readily obtained in most counties. The data reported on this form is the only information that is required to be submitted to the Kansas Department of Transportation for compliance with K.S.A. 68-540.
- Costs reported on this form should reflect only funds expended.
- All costs/expenditures reported should only be those costs actually paid by the county or township for road and bridge maintenance and construction activities from January 1 to December 31 of the past year. Information provided should be only for roads and bridges that are under county and township jurisdiction. Do not include any Federal/State matching funds applied toward the cost of projects.
- **Bridge Definition:** For the purpose of this report, a bridge is defined as any structure with an opening twenty (20) feet or longer (measured along centerline of the roadway and between the inside faces of outside walls or abutments), or a low water crossing forty (40) feet or more in length (measured along centerline of the roadway). Bridges should be listed on your bridge inspection report. Any structure with an opening less than twenty (20) feet or a low water crossing less than forty (40) feet in length is considered a culvert.
- **Township Costs:** It is recognized that counties with townships that maintain roads have difficulty obtaining complete reports from the townships. Since townships do little construction and have few paved roads it is acceptable for this report to assume that the township road budget all goes to road maintenance. If the county is aware of a township road construction project that construction cost can be estimated. A spread sheet has been furnished to tabulate township mileage and budgets. This spreadsheet might make it easier to update township numbers in subsequent years.
- Attached are examples of Maintenance, Construction and Overhead/Administrative activities for your reference.
- **General:** The spreadsheet will automatically add the correct lines to give the totals and transfer them forward. We ask that you submit the annual report spread sheet electronically attached to an email. Paper copies are not required but can be submitted by FAX or mail
- Submit the following items to the Kansas Department of Transportation at the address indicated in the BLP Memo:

Transmittal Cover Letter on County Letterhead (optional)
Attached Cover Sheet
Completed Annual Report Form (pages 1 - 3)

Examples of Maintenance, Construction and Overhead/Administrative Activities

The following are representative examples of the types of work activities that may be defined as maintenance, construction and overhead as they relate to categories of costs itemized in the report. All categories should include costs for labor, equipment, materials, and contracted work utilized to complete these activities. Please note that the definition for construction has changed substantially from previous years, and will include fewer projects than in the past.

- **Definitions** In general terms, the definitions of maintenance and construction are as follows:

Maintenance: Activities or operations that are intended to maintain and preserve the condition of an existing facility, extend the useful life, and slow down future deterioration.

Road Construction: Road construction is construction of a new road at a new location, or a major upgrade of surfacing type, horizontal alignment, cross section, or vertical alignment of an existing road.

Bridge Construction/Rehabilitation: Bridges are structures that are 20' or more in length as measured along the centerline of the roadway. Bridge construction refers to the installation of a new structure to replace an existing bridge or culvert, or the installation of a structure where one did not previously exist. Bridge rehabilitation is major work to restore the structural integrity of a bridge as well as major work to correct safety defects.

Maintenance Examples:

Road Maintenance:

Paved Roads: Chip seals, crack filling, asphalt overlays, milling asphalt surfaces, recycling, reconstruction of a deteriorated asphalt pavement, pothole patching, repair and maintenance of driveways, pavement marking, and road sweeping. Snow and ice removal, sign installation and maintenance, guard rail installation and repair. Repair and maintenance of shoulders and ditches to restore original grades and lines including reseeding and erosion control. Vegetation management: includes tree and brush removal, trimming, chipping, spraying of weeds and mowing. On gravel and dirt roads: Blading, adding surface material, scarifying surfaces, milling rock ledges, and applying dust control. Snow and ice removal, sign installation and maintenance, guard rail installation and repair. Repair and maintenance of all culverts, and replacement of culverts less than 25 s.f. (66" dia. pipe or smaller).

Bridge Maintenance:

Repair of concrete, wood or steel decks, piers, abutments, stringers, caps, piles, beams, seats, trusses, girders, sills, wing walls, connectors, and hub guards. Excavation and backfilling required to repair approaches. Cleaning, clearing trees and brush, removing drift, realigning channels. Stabilizing banks, placing rip-rap, repairing scours. Cleaning decks. Handrail repair or replacement. Sandblasting and painting. Repair of low water crossings. Hauling, cutting, welding, fabricating, assembling, installing or placing materials. Replacing stone masonry, tuck pointing, repairing scours, grouting concrete surfaces, or replacing concrete slabs.

Culvert Maintenance :

Culvert maintenance includes the same items as bridge maintenance, but for the purposes of the annual report are included in the classification of road maintenance. Counties may want to capture the culvert maintenance costs for their own purposes.

Construction Examples:

Paved Road Construction :

Examples of upgrades that are paved road construction: 1. Paving of a gravel road. 2. Adding shoulders to a paved road that did not have shoulders. 3. Complete reconstruction including modification of cross section, vertical alignments and perhaps horizontal alignment. In most cases road construction projects require engineered plans and additional right of way. Major projects that are **not** considered paved road construction include: overlays, surface recycling, reconstructing an existing asphalt surface. Road work for approach grading for a bridge or culvert project is included in the cost of the bridge or culvert project.

Gravel Road Construction :

Examples of upgrades that are gravel road construction: 1. Regrading and surfacing of a dirt road. 2. Complete reconstruction of an existing rock road including pulling ditches, installing new entrance and crossroad culverts and then re-rocking the road. Gravel road construction may not require engineered plans and additional right of way, but should result in basically a new road. Road work costs for approach grading for a bridge or culvert project should be included in the cost of the bridge or culvert project.

Bridge Construction/Rehabilitation (Structures 20' in length or more):

Bridge construction is the installation of a new structure for replacement of an existing bridge, constructing a new bridge on a new road, or replacing a culvert with a bridge size structure. Bridge rehabilitation is intended to raise the sufficiency rating of the structure above 80, and should be based on an engineered plan. Work in this category includes repairs or replacement of some bridge elements (e.g., deck, girders) but leaves other elements in place. Bridge repairs that do not raise the sufficiency rating above 80 are considered bridge maintenance. Normally approach grading and surfacing are included in the bridge construction cost unless the bridge project is part of a larger road construction project.

Culvert Construction :

Culvert Construction includes costs for new construction and replacement of boxes and culverts larger than 25 s.f. of waterway opening (larger than 66" dia. pipe) and smaller than bridge size. For a culvert that is replaced by a bridge list that project cost under bridge construction. On major road construction projects culvert construction cost can be included in the cost of the road project.

Examples of Construction Items:

Construction costs for roads, bridges and culverts should include all construction related costs that are not included in department overhead and administration. Following are examples of costs that are normally charged to a project and shown as construction costs.

- Right of way costs such as land cost, damages to remainder, temporary easements, appraisals, negotiation fees, and fence replacement.
- Pre construction items such as utility relocations and design engineering.
- Construction items such as mobilization, construction signing, site preparation, clearing, structure removal, approach grading and filling, structure construction, paving, surfacing, guardrail, and permanent signing, seeding and mulching.
- Construction engineering items such as inspection, and preparing as-built plans.
- Miscellaneous maintenance costs due to the project such as checking construction signing, and barricades, and detour maintenance.

Overhead and Administration

Overhead and administrative costs are those miscellaneous costs not charged directly to construction projects or maintenance activities. When the cost for a work type shown below is significant and can be tied to a construction project, it should be included as part of that project's costs, rather than shown as overhead. Depending on the county's cost accounting setup some maintenance activities listed below will be charged directly to a specific maintenance activity and will not be overhead. For example in the category-Snow & Ice Control, these activities could be charged directly to a work activity such as snow and ice control and rolled up to road maintenance, or charged to overhead and administration. The decision on how to handle miscellaneous activities will be based on the level of detail collected and reported in the cost accounting system, as well as the significance of the expense related to the cost of tracking small items.

Examples of Overhead and Administration

Safety & Training: Training meetings, orientations, schools or seminars. Safety clothing such as gloves, boots, safety glasses, rainwear, hard-hats and protective clothing.

Administration, Supervision & Leave: Wages for secretaries, clerical staff and certain supervisors. Temporary clerical services, data processing, legal counsel, purchasing, bid preparation. Administrative and supervisory vehicle use and personal vehicle reimbursement. All employee leave types such as vacation, sick, holiday, funeral, civil, and military leave. Call back pay and standby pay if not associated with a project or activity.

Human Resources: Employee meetings, retirement or farewell parties, conferences, interviews and job evaluations, approving time cards, leave slips and equipment tickets, timecard pickup, uniform pickup, drug testing, resolving employee problems, reviewing rules and regulations.

Office Expense: Desks, cabinets, calculators, computers, software, office equipment, maintenance contracts, office supplies, books, publications, postage, general supplies, dues, advertisements, and insurance.

Facility maintenance: Building maintenance, utilities, trash, sanitary facilities, internet access, satellite weather service and delivery service. Yard maintenance, such as cleanup, litter patrol, organizing equipment and supplies, disposal of scrap iron, inventory of equipment and supplies, lockup and opening of yard and shop. General maintenance and cleaning of hand tools and equipment.

Miscellaneous Road Activities: Inspection of roads and bridges; checking complaints, sign inspection, traffic counts; surveying, hauling oil for inventory, mail box repair, dead animal removal, trash pickup, spill cleanup, accidents, fabrication of supplies and equipment. Small tool and equipment purchases.

Snow & Ice Control: Hauling, mixing, and stockpiling salt sand, checking weather, dispatching, putting on salt sand spreaders or snow plows, snow and ice inspection.

Fleet Maintenance: Some fleet maintenance costs could be overhead and administration. Generally agencies charge projects and maintenance activities based on hourly rates for equipment. In that case only costs not charged out would be included in Overhead and Administration.

State of Kansas

**COVER SHEET
FOR COUNTY ENGINEER'S / ROAD SUPERVISOR'S
ANNUAL REPORT
2012**

DOUGLAS County

This is a: *[Check one]*

County-Unit System	☐
County-Township System	☒
County-Rural System	☐

Submitted by KEITH BROWNING, P.E. County Engineer / Road Supervisor

Authorization

Volume 5, Section 68-540 and 68-541 of the Kansas Statutes Annotated reads as follows:

68-540. Reports by county engineers or road supervisors. It shall be the duty of the County Engineer or Road Supervisor to make a written report to the Board of County Commissioners of the work accomplished and funds expended upon all the roads and bridges for the current year, which shall close on the thirty-first day of December of each year. This report shall show which roads of the county and township system have been completed or partially completed, and credit to such roads shall be shown by him upon the county road plan not later than April 15, and a copy of the said report shall be immediately forwarded to the State Transportation Engineer upon standard forms.

68-541. Forms for accounts and reports. All forms and blanks necessary to secure uniformity of records and reports in the system herein provided shall be prescribed by the Secretary of Transportation.

(Revised 11/07)

County Engineer's Annual Report

County DOUGLASYear 2012

General Information

ANNUAL ROAD & BRIDGE BUDGET:

- a. Road and Bridge Operating Budget: \$ 5,718,969
 Include Road and Bridge Funds & Special Road and Bridge Funds. Do not include expenditures of Special Machinery Funds or bridge bonds. If budget includes non road activities (landfill, county building maintenance, noxious weeds, etc.), these non road items should be deducted.
- b. Extra bonds, revolving funds or federal funds exchange expended \$ _____

ROAD AND BRIDGE EMPLOYEES:

Number of employees in department includes road and bridge workers, office staff and supervisors. Do not include employees that work on non road and bridge items (landfill, parks and noxious weeds). 43

TOTAL MILES OF COUNTY MAINTAINED ROADS IN YOUR ROAD SYSTEM:

Chip seal roads should be included in the Asphalt road mileage	Concrete	<u>0.5</u>
	Asphalt	<u>173.11</u>
	Gravel/Rock	<u>34.35</u>
	Earth	<u>0</u>
	Total	<u>207.96</u>

MILES OF MAJOR MAINTENANCE WORK PERFORMED:

Chip seal includes micro-surfacing, chip seal surfacing of gravel or millings roads. Recycle includes pavement reconstruction.	Chip Seals	<u>0</u>
Gravel includes re-graveling the complete mile with 2000 tons or more.	Overlays	<u>7</u>
	Recycle	<u>0</u>
	Gravel	<u>0</u>

CONSTRUCTION (Major Construction)

Paved: Miles of gravel upgraded to blacktop and/or upgrades of paved roads including shoulders added to blacktop and realignment of ditches. 3.9

Gravel: Miles of complete regrading including ditches or dirt roads graveled. 0

Bridges: Number of bridges replaced. 2

Culverts: Number of culverts larger than 25 s.f. of opening (66" pipe minimum) 3

Annual County Maintenance Costs

(Examples of Maintenance are on page)

ASPHALT/CONCRETE ROAD: Include all maintenance cost except bridge maintenance. Do not include construction	\$ <u>3,161,574.3</u>
GRAVEL/EARTH ROAD MAINTENANCE: Include all maintenance cost except bridge maintenance. Do not include construction	\$ <u>401,330.75</u>
BRIDGE MAINTENANCE: Include costs for maintenance performed on bridges listed on your bridge inspection report.	\$ <u>97,047.27</u>
TOTAL MAINTENANCE COSTS: (Add lines)	\$ <u>3,659,952.32</u>

Annual County Construction Costs

(Examples of Construction are on page)

ROAD CONSTRUCTION: Include all project related costs, except overhead not charged to specific activities or projects.	\$ <u>2,474,889.02</u>
BRIDGE CONSTRUCTION/REHABILITATED: Include all project related costs, except overhead for bridge replacement and major rehabilitation projects. Include just local costs, do not include federal aid funds.	\$ <u>938,801.09</u>
CULVERT CONSTRUCTION: Includes new construction for boxes and culverts larger than 25 s.f of waterway opening (greater than 66" dia. Pipe) and smaller than bridge size. For a culvert replaced by a bridge, list cost under bridge construction.	\$ <u>240,140.04</u>
TOTAL CONSTRUCTION COSTS: (Add lines)	\$ <u>3,653,830.15</u>

Total Annual County Costs

TOTAL MAINTENANCE COSTS: (from Maintenance Costs section)	\$ <u>3,659,952.32</u>
TOTAL CONSTRUCTION COSTS: (from Construction Costs section)	\$ <u>3,653,830.15</u>
OVERHEAD AND ADMINISTRATION COSTS: (if not included above. See examples on page)	\$ <u>2,108,560.32</u>
TOTAL COUNTY COSTS: (Add lines)	\$ <u>9,422,342.79</u>

Annual Township Maintenance and Construction Costs

(For County-Township Road System Only)

TOTAL TOWNSHIPS IN COUNTY:	_____ 9
TOTAL TOWNSHIP REPORTS RECEIVED:	_____ 9

MILES OF TOWNSHIP MAINTAINED ROADS:	
Concrete Roads	_____
Asphalt Roads (Include Chip seal roads)	_____ 67
Gravel Roads	_____ 489
Earth Roads	_____ 22
Total Miles of Township Maintained Roads	_____ 578

TOWNSHIP COSTS:	
Cost for Township Road Maintenance: Unless aware of township road construction, this will be the total of the townships published budgets.	\$ _____ 4,447,769.63
Cost for Township Road Construction: An estimate is adequate if accurate figures are not available.	\$ _____ 0
Total Township Costs: (Add lines)	\$ _____ 4,447,769.63

TOTAL MILES OF TOWNSHIP ROAD CONSTRUCTION:	_____ 0
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TOWNSHIP DATA

County DOUGLAS **Year** 2012

Township	Miles					Budget			Const. Miles
	Conc.	Asphalt	Gravel	Earth	Total	Maint.	Const.	Total	
CLINTON			26		26	166,600.43	0	166,600.43	0
EUDORA			67	1	68	315,129.58	0	315,129.58	0
GRANT		3	25	1	29	125,359.13	0	125,359.13	0
KANWAKA			45	1	46	507,958.14	0	507,958.14	0
LECOMPTON			47	1	48	334,555.8	0	334,555.8	0
MARION			79	8	87	390,287.3	0	390,287.3	0
PALMYRA		2	124	4	130	731,550.49	0	731,550.49	0
WAKARUSA		62	4	4	70	1,542,877.42	0	1,542,877.42	0
WILLOW SPRINGS			72	2	74	333,451.34	0	333,451.34	0
Totals		67	489	22	578	4,447,769.63	0	4,447,769.63	0

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MEMORANDUM

To : Board of County Commissioners

From : Keith A. Browning, P.E., Director of Public Works/County Engineer

Date : March 15, 2013

Re : Consent Agenda approval of Engineering Services Contract
Deck Replacement for Bridge No. 08.74N-07.95E
Project No. 2013-18

The referenced bridge carries Route 1039 (E 800 Road) over Washington Creek just south of the community of Lone Star. The bridge is a 3-span, 136 feet long, steel bridge with concrete deck constructed in 1980. The concrete deck has been patched numerous times. The latest bridge inspection revealed approximately 40% of the deck is patched or delaminated, and the bottom of deck has transverse cracking with leaching, a sign of moisture passing through cracks in the slab possibly leading to reinforcing steel deterioration.

The CIP includes a bridge rehabilitation project to replace the bridge deck. Construction is scheduled for 2014 with engineering design in 2013. The CIP allocates \$150,000 for this project. Our current construction cost estimate for the project is approximately \$250,000.

It is my recommendation to waive Purchasing Policy requirements and contract directly with Finney & Turnipseed, Transportation & Civil Engineering, LLC to provide engineering design services for this project. Finney & Turnipseed is very experienced in bridge rehabilitation projects and they are very familiar with this bridge. They have inspected the bridge numerous times, and designed the original bridge.

Attached are two (2) original copies of a lump sum contract with Finney & Turnipseed in the amount of \$22,200.00 to provide engineering services for this bridge rehabilitation project.

Action Required: Consent Agenda approval to waive Purchasing Policy requirements and award a lump sum contract in the amount of \$22,200.00 to Finney & Turnipseed, Transportation & Civil Engineering, LLC to provide engineering services to design a deck replacement project for Bridge No. 08.74N-07.95E, Project No. 2013-18.

CONTRACT

between

DOUGLAS COUNTY, KANSAS

and

FINNEY & TURNIPSEED

TRANSPORTATION & CIVIL ENGINEERING, L.L.C.

Topeka, Kansas

Agreement relative to the deck replacement of Bridge No. 08.74 N – 07.95 E, Douglas County
1039 over Washington Creek located in Douglas County, Kansas.

March 2013

AGREEMENT

Agreement between Douglas County, Kansas, and Finney & Turnipseed, Transportation & Civil Engineering, L.L.C., 603 SW Topeka Boulevard, Suite 401 Topeka, Kansas relative to engineering services.

This Agreement made and entered into this ____ day of _____, 2013 by and between DOUGLAS COUNTY, KANSAS, Party of the First Part and hereinafter referred to as the COUNTY, and Finney & Turnipseed, Transportation & Civil Engineering, L.L.C. Party of the Second Part and hereinafter referred to as the ENGINEER.

WITNESSETH:

RECITALS

That the County desires to have a field survey, design and plans prepared for the deck replacement and approaches on Bridge No. 08.74 N – 07.95 E, Douglas County 1039 over Washington Creek located on the south edge of Lone Star in Douglas County, Kansas.

ARTICLE I

The Engineer Agrees:

1. To review all data from existing plans connected to this Project if any.
2. To make necessary field surveys in English to obtain all topographic and elevation survey work to establish all identifiable utilities, underground lines, road profiles and cross sections necessary to complete the work. This survey will be tied to the nearest USGS datum benchmark. The original alignment will be recovered.
3. To plot field survey data and establish the existing alignment for the proposed improvement.
4. To evaluate the existing bridge for deck replacement with a 28' roadway and Kansas Corral rail using composite design and utilizing the existing steel beams. Results of this evaluation shall be issued to Douglas County, in letter format, with a construction cost estimate.
5. To prepare plans in English units to construct the project including traffic control for closure during construction.
6. To submit information from 1 through 5 above to the County for review and meet with representatives of the County to discuss the Project.
7. To prepare field check plans based on preliminary plans submitted to the County and to furnish the required set of plans and a construction cost estimate to the County.
8. To field check the Project with representatives of Douglas County if desired.
9. To prepare office check plans for the Project in compliance with the field check recommendations.

10. To submit one set of prints of the office check plans prepared under 8 above to the County for office check approval along with a construction cost estimate.
11. To prepare final plans in accordance with the recommendations of the office check.
12. To furnish one paper set and a digital copy of the drawing files of final plans to Douglas County.
13. To provide one copy of each of the special provisions needed for bidding the project.
14. To prepare the Engineer's Estimate for the Project.
15. To attend the preconstruction conferences if requested.
16. To accept compensation for services described in 1 through 15 in the amounts and at such periods of time as hereinafter set forth in Article II.

ARTICLE II

The County Agrees:

1. Designate one Douglas County employee as the Owner representative with respect to all services to be rendered under this agreement. This individual shall have the authority to transmit instructions, receive information and to interpret and define the Owner's policies and decisions pertinent to the Engineer's services.
2. To compensate the Engineer for services described in Article I, Sections 1 through 16, a Lump Sum fee of Twenty-Two Thousand Two Hundred dollars (\$22,200.00).

ARTICLE III

The Parties Hereto Mutually Agree:

1. That the Engineer will begin work when called upon after receiving the signed Agreement and will perform the work in a diligent manner.
2. That this Agreement and all contracts entered under this Agreement shall be binding upon the parties hereto and their successors and assigns; provided that neither party shall assign, sub-let or transfer their interest in this Agreement or contracts entered into under this Agreement, without written consent of the other party.
3. The provisions found in Douglas County Contractual Provisions Attachment (Revised April 2006), which is attached hereto, are hereby incorporated in this contract and made a part hereof.

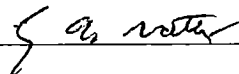
In WITNESSETH WHEREOF, the parties hereto have caused this Agreement to be signed by their duly authorized officers on this day and year first written above.

Douglas County, Kansas
Party of the First Part
Approved:

By _____

Title: _____

Finney & Turnipseed
Transportation & Civil Engineering. L.L.C.
Topeka, Kansas
Party of the Second Part

By 

Title: Principal

Date: 3/12/2013

MEMORANDUM

MEMO TO: Board of County Commissioners

FROM: Sarah Plinsky, Assistant County Administrator

SUBJECT: Health Insurance Stop Loss Coverage

DATE: March 18, 2013

Proposals for Health Insurance Stop Loss Coverage were received on March 14, 2013. Each of the proposals requires action from the County by either March 19th or March 20th. Therefore, the County Administrator will approve a quote on Tuesday, March 19th and ask for Commission confirmation on March 27th.

Each year, requests for proposals for reinsurance coverage are solicited from various companies. This year we received quotes from three companies. Last year, Douglas County switched from ING to Humana. Several months ago, staff was informed that Humana was no longer going to provide Stop Loss coverage was selling the business line to HCC Life. In preparation for the 2013-2014 plan year, three plans provided the County with quotes. Each quote was less than the County's expenses during the last plan year.

	Humana CURRENT	HCC Life "RENEWAL"	Munich Re Proposed	Optum Proposed
Specific Stop Loss Level	\$175,000	\$175,000	\$175,000	\$175,000
Aggregating specific	\$50,000	\$50,000	\$50,000	\$50,000
Total Annual Fixed Costs	\$359,233.08	\$329,880.48	\$321,659.28	\$348,467.76
Difference from current		\$29,352.60	\$37,573.80	-\$10,765.32
Percentage difference		-8.2%	-10.5%	-3.0%
Annual Maximum Med/Rx Claims and Expected Dental Costs – Attachment point 125%	\$9,499,855.21	\$9,224,317.12	\$9,175,110.52	\$8,768,417.68
Cost difference		-\$201,676.29	-\$242,685.81	-\$562,678.39
Percent of cost difference		-2.6%	-3.1%	-7.2%

We are recommending that the stop loss specific remain at \$175,000, with a continued \$50,000 aggregate specific. None of the proposals have any "lasers" on any current claims.

Stop Loss provides coverage to us in two ways. The first is the specific stop loss level of \$175,000, which means that if a single claim exceeds \$175,000, the County no longer pays on the claim and the stop loss coverage takes over. The second coverage provided by stop loss is if our total claims exceed 125% of expected. If our total claims exceed that amount, the stop loss coverage kicks in and pays all claims. So, while Optum proposal has the higher fixed cost amount, it has the lowest Maximum Claims Attachment Point, which reduces our overall liability.

In addition to premium costs, Optum offers two programs that are very advantageous to the County. The first is an experience refund. The county is eligible for a 25% refund of net fixed cost premium, minus the broker's commission, if we don't have a single claim reach the \$175,000 limit. Given our experience the last year or so, there is a reasonable chance that we would be eligible for the refund, which would be approximately \$40,000.

The other program offered by Optum is the Optum Health Care Solutions network. This program states that the specific deductible of \$175,000 is reduced to \$148,750 for certain transplant, cancer and other complex medical conditions if the treatment is from a member of the Optum Health Care Solutions Network. Included in this network is the KU Medical Center, St. Luke, and the Mayo Clinic. We will work to make sure these providers are in our regular medical network for these specific case management situations as well. Our access to these Centers of Excellence have been a hole in our current network offerings, so having access to them for specific, serious medical conditions is a benefit to employees and the plan. Staff views both of these Optum programs as significant advantages.

In summary, staff feels that the additional programs, overall reduction in Attachment Point potential costs, and the lower fixed cost expenses points to Optum as the best choice. The County Administrator will authorize the Optum quote on March 19th.

RECOMMENDED MOTION

Confirm the emergency administrative approval exercised by the County Administrator to accept the Stop Loss Health Insurance proposal from Optum.

Phase One Development Advisory Services for new CCRC

Phase One is the Planning Phase

SERVICES TO BE PROVIDED

The following services will be provided to Client:

- **Coordinate the creation of a development calendar** for Client that includes all related development activities for developing, designing, marketing, financing, and constructing the new and renovated elements on the Client campus as envisioned by Client
- **Participate in the Development Process through Project Visioning** for the elements of the Client project. Project visioning focuses on the structure, vision, and primary characteristics of the new and renovated elements and how they fit with the Primary Market Area. This is where detailed assumptions for the programs such as healthcare households, assisted living, rehabilitation services, independent living apartments, and other operational services are specified. It includes work with the architect in reviewing space needs and assistance with the development of the most functional Master Plan and Conceptual architectural plan.
- **Preparation of preliminary financial projection model** which combines the costs of development, design, marketing, financing, construction, and operations based upon the decisions made during the Project Visioning stage. This process runs simultaneous to the architectural and design work that occurs in the project visioning stage. Preliminary price ranges for the Entrance Fees and Monthly fees for the accommodations of the community are established with this step.

Deliverable at the end of Phase I :

A Complete Project Plan with preliminary financial projections. From this information the Client development team will have the necessary information with which to make an informed decision regarding whether to proceed to the next steps of the development process or adjust the plan. With this plan, initial discussions with lenders can take place to begin the process of securing the best financing plan available for the Client project.

The Campus VillAGE
Lawrence, Kansas

I. What Is Our Vision?

The New Cities Initiative at the University of Kansas envisions the design and development of a self-governing, intergenerational Campus VillAGE in Lawrence, Kansas, that brings people of all ages, especially children and elders, into a community designed to foster learning, research, and enduring social relationships among the generations for the purpose of living better, healthier, and more meaningful lives.

II. Why Are We Creating This VillAGE?

The campus village idea is:

- Based on three years of interdisciplinary investigation, study, and analysis of the impact of the Baby Boomer cohort, their values, and their aspirations which are reshaping expectations for successful aging in the 21st century;
- Motivated by the encouragement of many scholarly authorities from universities, such as Stanford, the University of North Carolina, the University of Florida, and Indiana University, as well as many KU faculty from a variety of schools and departments, and a number of practicing professionals, all of whom have made presentations at our New Cities Think Tank on aging and their specializations. The scope of these presentations has been uncommonly interdisciplinary in nature, ranging from gerontologists to engineers, nurses, designers, financial consultants, bankers, lawyers, biologists, sociologists, architects, planners, environmental specialists, demographers, English professors, cultural experts, historians, marketing experts, transportation experts, politicians, health professionals, and retirement community administrators, among others;
- Built upon the agreement among the four major institutions in Douglas County—the City of Lawrence, Douglas County, Lawrence Memorial Hospital, and the University of Kansas—to address the issues of our aging society head-on by cooperating in the development of a new intergenerational village model that will attract people to Lawrence to participate in a multi-generational community;
- A response to the recommendation of the Retiree Attraction and Retention Task Force that “the City and County should work with the University of Kansas, the KU Alumni Association, The KU Endowment Association, the private sector and other appropriate stakeholders with goal of establishing an intergenerational long-life community with diverse housing options in Lawrence for KU Alumni and Friends, Haskell Alumni and Friends, and Baker University Alumni and Friends within five years.” As a part of the task force work, the KU Alumni Association sent a questionnaire to over 10,000 KU graduates over 55 who overwhelmingly praised Lawrence as a great place for them to retire, if there were different and affordable housing options.

III. What Should This Community Be and For Whom?

The village should present a sustainable, affordable, comfortable, and forward-looking, technologically advanced, environmentally responsible architecture and a walkable landscape that will attract KU alumni and friends.

The architecture and landscape should facilitate “generativity,” the restorative process of intergenerational personal growth by facilitating social interactions, physical activities, and cognitive development.

The architecture and landscape should articulate and integrate various parts of the village, using streets, walkways and bicycle paths, plazas, spaces between buildings, pathways to adjoining natural settings and as many natural features as possible to give structure, meaning, greater visitability, adaptability, and ease of mobility for people of all ages who live in the village or come into the Campus VILLAGE.

IV. What Are The Characteristics of the Campus VILLAGE?

A. Site Components.

The Campus VILLAGE can range from twenty to sixty acres in size but preferably larger than smaller in scale. As much as possible, it should provide easy access to nature and bring nature into the project. It should connect to nature walks on contiguous land and especially to public parks, gardens, walkways, and bicycle paths. The site should have walkable access to core commercial and clinical services and it should be as close as possible and feasible to public athletic and exercise facilities. Transportation enhancements that provide public services to the University and other city centers should be a key consideration for the city.

B. Residential Components.

The Campus VILLAGE would have three, though not necessarily distinctly separated residential components:

- Single family two-, three-, and four-bedroom houses and condominiums, and one and two-bedroom apartments for families and singles less than 62 years old that will be developed by for profit investors and range from perhaps 800 to 1,500 square feet. This component might become 25% to 35% of the Village. These housing units may range from one to three story buildings.
- A not for profit, aging in place, CCRC (Continuing Care Retirement Community) for people 62 years and older with independent living, assisted living, skilled nursing, and memory care housing, facilities, and services. This component might be 50% to 60% of the village. The skilled nursing component should be designed on the household or neighborhood plan. Most of the internal characteristics of new, progressive CCRCs that might attract Boomers have been worked out carefully by architecture, consulting, and planning firms that specialize in senior housing.
- Facilities for visiting family and friends.

C. Health and Well Being Components.

A core value of the Campus VILLAGE is promoting the health and well-being of its residents, and the residential components should be designed to take maximum advantage of a LMH health care satellite that would provide diagnostics, a small lab, radiology, urgent care, and other services available through a community-based RN nursing program. The primary goal would be to reduce health care costs significantly and minimize recidivism at Lawrence Memorial Hospital. Other services, such as pediatrics or internal medicine, might be offered at

the Health Satellite depending on feasibility. Facilities for occupational and physical therapy should be conveniently located in relation to the Health Satellite. This satellite should be set up to encourage people who are not residents of the Campus VILLAGE but live in other parts of the community to use its intergenerational facilities, including its health satellite.

Very important in the current and future health care system are Telecare (security and safety) and Telehealth (early illness detection systems, fall prediction and detection systems) services that have become more and more feasible with the development of wireless technologies, inexpensive sensor devices, powerful and inexpensively replaceable central control devices in the form of mobile phones and pads. The infrastructure for these systems must be a part of the architecture of the village and easily accessible to technicians and researchers. The systems should connect to an overall technology which we have called the Virtual Village that provides connectivity for health technologies, entertainment, internet, community bulletin boards, and other applications. The Virtual Village should be set up on a cable model, which means that residents and others may subscribe as they wish and as needed to various technological services.

The landscape should encourage exercise and walking, as well as other outdoor activities such as gardening that promote health and that 100% of our survey respondents want.

A desirable and somewhat related health component is a vet clinic for resident pets that are particularly significant in the emotional equation of people of all ages.

D. Educational Components.

Another core value of the Campus VILLAGE is a focus on life-long education and intergenerational exchange, provoking and cultivating the hearts and minds of people of all ages through cultural activities, sports events, and intergenerational teaching and learning.

Age-segregated communities are unnatural and stigmatize older adults. An intergenerational community promotes mentoring by older adults who in turn may continue to learn and adapt to new ways and ideas of younger residents.

Space for an intergenerational pre-school and/or day care center, community gardens meeting and gathering spaces, and a continuing education center will be important to the life of the Campus VILLAGE. People living in the village who need to work, want to work, or seek encore careers will manage these learning centers, in cooperation with the Osher Institute, the Lawrence school district, the School of Education, and the School of Social Welfare.

Related to this educational core are the research, teaching, and internship spaces that should be planned for faculty and students from the University of Kansas that is affiliating with the Campus VILLAGE, which will serve as a “living laboratory” for curricular development, undergraduate and graduate training, and research on aging, health promotion, and well-being. Departments such as nursing, physical occupational, and music therapy, speech, language, and hearing, architecture, design, planning, preventive medicine, public health, psychology, and sociology have already indicated interest, and other disciplines will be considering this opportunity as the University’s involvement grows.

This integration of the University’s academic programs with the Campus VILLAGE will provide key services to residents while ensuring the training and preparation of the next generation of clinicians and service providers while functioning as an “incubator” for new models, interventions, and approaches to the promotion of health

and well-being. A key goal is the development of innovative programs using the arts and humanities to promote self-esteem, personal growth and creative engagement as well as programs that provide support, training, and inclusion of individuals and caregivers affected by dementia and other age-associated conditions.

As a part of the village's focus on sustainability, the city should strengthen the public transportation links between the Campus VILLAGE and the University of Kansas. Various transportation modes will be encouraged with the help of infrastructure that the city should introduce. Within the village itself, transportation should be viewed within the larger framework of sustainable mobility with its broad-based modalities. A new modality, for example, might be to incorporate a garage into the village design that parks a fleet of hybrid rental cars for residents and others to use, potentially freeing residents from having to own cars but also increasing their mobility, especially as they age. KU faculty and students will have strong research interests in this kind of innovation.

The strong affiliation between the Campus VILLAGE and the University of Kansas is a major factor in attracting new residents to Lawrence, a quintessential college town. With this project, Lawrence will join the more than fifty developments in the United States that have some form of affiliation with a major university. One of the results of these affiliations is a significant increase in endowment contributions from residents.

To support this bi-directional linkage between the VILLAGE and the University, one or more apartments or other living units will be set aside as rent-free housing for graduate students who will reside at the VILLAGE and fully participate in the life of the VILLAGE. This model of 'embedded' experiential learning will help to educate students about aging, recruit future gerontologists, assist with developing research opportunities, and contribute to the VILLAGE by serving as a bridge between "town" and "gown" and between "young" and "old."

V. What Special Components attract and bring together younger and older people?

One of the signature values expressed in our studies of the Boomer generation is the desire to live near friends, family, and especially grandchildren. While previous generations dreamed of endless sunny days and white sand in retirement, four seasons of weather are more attractive to many Boomers than moving away from their life-long relationships. Staying connected to family and friends is the antidote to isolation, one of the most problematic conditions of aging. Staying engaged in community life and having good transportation alternatives are two other factors that reduce isolation. Mobility, engagement, and connections to friends and family define the level of integration in society for people of all ages, and this level of integration relates to health, well-being, and the necessary pursuit of happiness.

A. Intergenerational Enhancements.

It is very important to create spaces that are designed for unplanned as well as programed interactions between the generations. Special facilities that attract families with children will be critical, such as a community swimming pool. Plazas or squares that provide space for creative community life and intergenerational exchange should be characteristics of the village landscape, plazas that are connected with paths that encourage walking or other means of non-motorized transportation and lend structure to the urban design. Transportation alternatives, especially cooperative rides, need to be available. The village should strive to reduce motorized travel and increase the frequency of walking and biking.

Educational facilities and programming that encourage teaching and learning between the generations are key. Health care services that draw the attention of young families with children are powerful marketing and retention attractors.

Playgrounds that promote physical activity for people of all ages must be included. “Perches” Spaces that promote social interactions and conversation should be prevalent.

Multiple layers of intergenerational enhancements should function not only for residents but also for people who live in surrounding neighborhoods who may be drawing into the Campus VILLAGE to take advantage of its amenities and increase the frequency of interaction between the generations.

B. Virtual Village.

While the Campus VILLAGE will be a rich physical place, if designed with experience and creativity, the village must have infrastructure that is flexible, robust, and ubiquitous so that the village is technologically advanced and poised for future technological change. To achieve this goal, we recommend that a Virtual Village which integrates entertainment, educational, health technologies, and community sharing be made available to all residents who may choose which services they wish to have much like we choose what cable channels we want today.

VI. Creating a Life Style, Changing the Culture of Aging.

The Campus VILLAGE creates a life style than changes the culture of aging by returning to an intergenerational social system that was prevalent in the United States before World War II. The basic values underlying that life style, as expressed by the many Boomers in numerous surveys, are clear. They want to be close to nature, and they want secure neighborhoods that are within walking distance of core services. They do not want to be set aside or be stigmatized because of their age. They want to be integrated, connected and engaged in their community, and they want their children and grandchildren nearby or people of these ages if their own relatives live far away. They want a learning and teaching environment, much like they experienced in college but did not always take advantage of, so continuing education is highly valued and mentoring kids is one of the primary acts of intergenerational living. They are relatively healthy and want facilities and activities that help them stay that way. Some need or want encore careers, would like to work, create new businesses, or provide services that come from their long experience and expertise. They want affordable housing options that allow them to age in place rather than require them to move to a new place each time their health plateaus down. They are technologically savvy and recognize that this savvy will be dramatically increased with the help of the youngest generation.

Weather is not the big issue it once was. It is the social climate that counts for many Boomers, who want a climate that gives them the chance to live meaningful lives well into the fourth stage of their journey. When all these values come together and are expressed in integrated, understandable, and recognized ways, a life style will be born that many Boomers resonate with and our culture of aging, currently constructed as a culture of decline, isolation, uselessness, and despair will change.

The Boomers represent the biggest, richest, best educated, most diverse, and most demanding generation in history. Not all of them would choose an intergenerational village because no single choice can satisfy the desires of such a large and diverse group, which has been reaching the age of 65 at a rate of about 10,000 a day since January 2011, and which will continue until 2030 when 25% of the American population will be over 65. Not one of these want to imagine going to a nursing home, so the market is big and deep for cultural change, and the Boomers have the power to lead this change.

The New Cities Initiative challenges to create a Campus VILLAGE that expresses a cutting edge of that change.

Retiree Attraction and Retention Task Force Final Report

Dennis Domer, Senior Editor

Presented June 5, 2012

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INTRODUCTION

The Boomer Generation, born between 1946 and 1964, is the largest generation of Americans with some 80 million men and women who are retiring now at the rate of approximately 10,000 a day until 2030. This generation is not only the largest but also the most diverse, educated, wealthiest, and projected to live the longest. By the year 2030, one in five Americans will be older than 65, a percentage unheard of in human history. These facts present the United States with unprecedented opportunities that our country is only beginning to consider, gigantic challenges that we can no longer afford to ignore, and certain prospects of cultural change that will be nothing short of revolutionary.

Because of their sheer numbers, the Boomers have determined, to a very significant extent, the culture of the United States for at least five decades. For the next two decades their cultural and financial power will determine new parameters and dimensions of aging and living that their parents did not imagine. One of the most important and mostly unanswered aspects of their aging relates to how and where the Boomers are going to live out their long lives. We cannot say what all Boomers want in their future housing, because they are far too diverse in their interests to accept a "one-size-fits-all solution," but we know that most of them want to "age in place," one way or another.

While their parents imagined retirements in sunny climates and in age-segregated communities, the Boomers are much more interested in living close to their children, grandchildren and friends. Rather than roasting and toasting in the sun and "living the life of Riley", the Boomers want to lead a meaningful life. Many of them don't want to be put out to pasture where they must live with people only their own age. Many of them will not retire at the age of 65, either because they must work, owing to the financial disaster that has beset them since 2008, or because they just want to work, want to do something, want to continue to contribute to our society, and want to be engaged in community life.

Lawrence or any other community in the United States will not be able to satisfy the multiple and sometimes contradictory demands for housing for any Boomer who comes along. Their interests are simply too diverse. Lawrence will have to appeal to one niche of this huge market which contains people who are 55 years or older, who want to downsize and who wish to move to a university community. How many of the 80 million want to move at all ranges from less than 10 percent to almost 50 percent, depending upon which of many surveys one wishes to accept as having correctly mined the views of the Boomers. Even if only 5 percent want to move, that still comes to 4 million people. Many of these 4 million want to move to a university town that offers them the cultural, educational and sports opportunities they experienced in their twenties. Many of them want to move back to the university town where they graduated from college and, in a sense, recreate the best time of their lives. Lawrence is a nearly perfect university town for many Boomers, especially those who are alumni and friends of the University of Kansas.

KU alumni and friends make up a large group of people, many of whom would like to re-locate in Lawrence. The KU Alumni Association holds more than 440,000 records of KU graduates, former students, and friends, 42,000 of whom are members of the association. More than 94,000 students graduated from KU in the 1960s, 70s, and 80s. These years cover the

Boomers. But more than 110,000 students graduated between 1990 and 2010, and these years cover the Boomers' children (Generation X) and grandchildren (Generation Y or the Echo Boomers). These 204,000 graduates cover the Boomers, Generation X and Generation Y, in addition of tens of thousands of former KU students and friends, represent the niche market for the intergenerational community that the task force recommends Lawrence and Douglas County target.

The problem with Lawrence is that there are few housing options that appeal to the Boomers. They want to live close to nature. They want a walkable community close to core services. They want a sustainable community because they don't want to soil the nest for their children and grandchildren. They want affordable housing and not necessarily a yard to mow. They want good transportation to cultural and educational venues. They want intergenerational living because they want to live with or close to children, grandchildren, and diverse friends. They don't want to live only with people their age because they have so much to give to younger generations who have so much to give them. They want quick access to excellent medical facilities. They want security. They want their independence but they want to be engaged in community life. They want "encore" careers. They want to age gracefully and therefore need to take advantage of new automated house technologies to aid this quest to "age in place." They do not want to move when their health requires services their old-fangled houses cannot help provide. These are some of the dimensions of meaningful living for the niche of Boomers who potentially see Lawrence as their new home, if Lawrence is ready to provide housing options that fulfill these basic needs.

With this information as a backdrop and in recognition of the importance of retaining and attracting retirees as an economic development tool, the Lawrence City Commission and Douglas County Commission established the Retiree Attraction and Retention Task Force in July 2011. These Commissions charged the task force with developing recommendations that will assist the City and the County in retaining and attracting retirees to our community. Each member of the task force represents an important sector of the community, each has special knowledge related to retirees, and each has made significant contributions to the work of the group and the final report. A list of task force members is included as Appendix A of this report.

The 12-member task force began meeting in October 2011. The Lawrence Chamber of Commerce Senior Council completed a report in May 2011, and recommended further study of the impact of seniors on services and the economic development in Lawrence and Douglas County. The Senior Council's report served as a beginning point of the task force's discussion and is included as Appendix B.

Using the Senior Council's report as a guide, the task force identified four broad areas that subcommittees should study:

- Medical services, social services, healthy lifestyles, and volunteer opportunities
- Financial, legal, transportation, and employment opportunities
- University of Kansas, educational services and cultural entertainment activities
- Housing

The task force invited additional volunteers (listed in Appendix A) to participate in the subcommittees, and in some cases, the subcommittees divided their work further for a more in-depth review of a subject. The subcommittees evaluated the Lawrence/Douglas County community in terms of the strengths, weaknesses, opportunities and threats. Each subcommittee provided a report of its findings. These reports comprise the bulk of this study.

A public meeting was held on April 16, 2012 at City Hall to obtain citizen feedback on the issue of retaining and attracting seniors. A summary of that meeting is included as Appendix C of this report.

The task force developed three immediate Action Steps for the City and County to take in 2012 and five near-term Recommendations for the City and County to consider in 2012 in an effort to retain and attract Boomers to Lawrence. The Retiree Attraction Task Force urges the City of Lawrence and Douglas County to move forward on this economic development opportunity with all due speed.

EXECUTIVE SUMMARY

Following more than six months of work, the Retiree Attraction and Retention Task Force has developed three immediate Action Steps and five near-term Recommendations to attract and retain retirees to the Lawrence/Douglas County community.

Immediate Action Steps:

- 1. The City and County governing bodies should explore funding for enhanced coordination and communication of services and resources available to people 55 years old and older.*

When reviewing services for people 55 years old and older, the task force has identified one primary weakness. The City and County lack a single source of information for issues, services, and activities for this cohort of people. The existing system requires contacts with multiple agencies and is unnecessarily difficult to access. The coordinated delivery of services and the effective communication of their availability are necessary in order to retain and attract people in this age group to the community.

- The City and County should create a staff position to carry out the responsibility of creating and maintaining a central repository or "community portal" that would provide a single source of information about local services, programs, events and activities, including those in Eudora, Baldwin City and Lecompton.
 - A potential funding source for this position is money set aside for economic-development-related initiatives.
 - This community portal should be at a location conveniently accessible in-person, by telephone, and online.
- The responsibilities of this staff person would include the following:
 - Develop the community portal.
 - Provide staff support to the proposed advisory group. (See below)
 - Provide regular progress reports on the creation and effectiveness of the portal and on the development and implementation of the marketing plan (See below)
 - Identify the best way to serve the evolving social needs and expectations of an aging community.
 - Understand current efforts by the state to create research centers and how these efforts may be linked to local initiatives.
 - Establish an ambassador program comprised of senior volunteers to host retirees considering a move to Lawrence, and to provide them with information and assistance in making that decision.
 - Coordinate the creation and implementation of the marketing plan. (See below)
- The staff should coordinate this effort on a county-wide basis, involving Lawrence, Eudora, Baldwin and Lecompton.

2. Develop and implement a Marketing Plan and Campaign.

This plan and campaign should capitalize on the strengths of our community as outlined in this report. Potential funding partners for this marketing effort should include the City, Douglas County, the Lawrence Chamber of Commerce, the KU Alumni Association, developers, realtors, retirement communities, and the Lawrence Home Builders Association.

This marketing plan should carefully identify the target market niche, create marketing materials for distribution, and update that plan as new choices of housing in Lawrence appear.

3. The City and the County should create a new or strengthen an existing advisory board to advise governing bodies on the implementation of the recommendations of this task force. The advisory board should also monitor and report regularly on evolving senior issues, services, programs and events.

This board should meet quarterly, or as needed. The staff person appointed to coordinate the community portal should provide support to the advisory board as noted above.

Near-term Recommendations:

The Task Force recommends the following five near-term actions (not ranked in order of importance).

1. The City and the County should provide for enhanced transportation opportunities.

While a variety of agencies currently provide transportation services, better coordination of those services is necessary. Recently, the City transportation system and the University of Kansas system consolidated services. The City has completed two major studies on transportation, but more improvement is necessary, particularly in the areas of expanded hours, more flexible service and accessibility to a broader section of the community.

The Task Force recommends:

- A comprehensive review of how senior transportation services are provided. Currently at least seven different agencies offer services. Determine opportunities to provide enhanced services through coordination and consolidation.
- Explore comprehensive transportation models such as CATA system in College Station, PA.
- Further examination of how people use transit, including where they go, the times they require travel assistance and accessibility. More input to the transportation planning process is needed from the service recipients.
- Experiment with innovative transportation ideas such as those found in the body and appendix of this report.
 - Explore opportunities to encourage/leverage the private sector to expand hours and services.

- Promote and provide education to Boomers and others on the value of public transportation.
 - Utilize and involve KU expertise in transportation planning.
2. *The City and the County should review and identify potential ways to reduce the tax burden on retirees.*
- In budget and other deliberations, City and County Commissioners should be mindful of state and local tax rates in comparison to other communities and states in the region, realizing there is a delicate balance between taxes imposed and services provided. Lawrence currently has the highest sales tax rate of any of the "old" Big 12 communities. Kiplinger's rates Missouri and Oklahoma more tax friendly to retirees than Kansas.
 - Expand economic development efforts focused on job creation and capital investment in order to diversify and expand the tax base, with an ultimate goal of reducing property tax burden.
 - Develop incentives to encourage senior-friendly housing, e.g., creating retirement zones in order to offer tax abatements and senior homestead exemptions.
3. *The City and County should work with the University of Kansas, University of Kansas Alumni Association, University of Kansas Endowment Association, the private sector and other appropriate stakeholders with the goal of establishing an intergenerational long-life community with diverse housing options in Lawrence for KU Alumni and Friends, Haskell Alumni and Friends, and Baker University Alumni and Friends within five years.*
- Identify key stakeholders and convene a joint study session with City and County Commissioners.
 - Examine other successful communities associated with universities such as the University of Florida, University of Michigan, University of Virginia, University of Texas and Stanford University.
 - Enlist key stakeholders to create an action plan to achieve this recommendation.
 - Build the community with housing prices that appeal to the broad middle class. The price range for housing should be \$150,000 to \$300,000. The Housing Subcommittee found a variety of housing choices for the affluent and low-income groups but the middle class has fewer choices.
 - Design the community with technologies, physical planning, and a social fabric that encourage "aging in place" and a long life. Use Universal Design principles in the design of housing and landscape. Design the community for walking and security and safety. Enhance the community's natural setting. Site the community with excellent access to medical facilities. Give community residents excellent transportation options. Site the community so that residents have excellent access to continuing education and the campus of the University of Kansas. Design the community for people of all ages, and especially for people 55 years and older and their relatives and friends.
 - Explore possible incentives to encourage such a project.

4. *The City and the County should enhance opportunities for productive aging in Lawrence and Douglas County, especially "encore" careers.*

- Encourage the creation of "encore" employment opportunities for people 55 years and older.
 - Continue to make job creation in Lawrence a top priority for economic development purposes.
 - Disseminate information on employment and entrepreneurial opportunities for people 55 years and older through the community portal.
 - Encourage employers to keep in mind the special employment skills of retired populations in Lawrence who are extremely dependable and experienced workers, opportunities for part-time jobs and job-sharing. The City and County should collaborate with the University of Kansas, Haskell Indian Nations University, Baker University and K-12 schools to create jobs for retirees.
- Encourage Volunteering.
 - Provide easy access to information on volunteer opportunities (eg., www.volunteerdouglascounty.org and www.wizardofkansas.com/retireinlawrence)
 - Utilize the community portal described in the first action step to provide seniors the information they need to connect to volunteer opportunities (eg., elementary schools, arts organizations, LMH, etc.)
- Enhance cultural amenities.
 - Promote the wide range of cultural amenities which currently exist in Lawrence.
 - Promote transportation to cultural events and provide information on these transportation opportunities through the centralized community portal.
- Encourage the creation of a "Senior Leadership Lawrence" program.

5. *Provide opportunities for long-life healthy lifestyles.*

- Provide health service information – including, in addition to all local services, the close proximity of the University of Kansas Medical Center and Hospital, which is ranked No. 1 in the area by *U.S. News and World Report*. This information should be available through the community portal and updated regularly.
- Utilize the community portal to develop information tailored to healthy lifestyles from a retiree perspective. Ensure that a variety of information (from nutrition to personal safety) is available in numerous formats.
- Continue to identify and use private and public funding sources to expand the existing walking and bike trail systems.

- Ensure that all recreational facilities meet the needs of people 55 years and older as well as the needs of younger generations in order to create environments that promote intergenerational relationships discussed in the introduction of this report.



DOUGLAS COUNTY ADMINISTRATIVE SERVICES

Division of Purchasing

1100 Massachusetts Street
Lawrence, KS 66044-3064
(785) 832-5286 Fax (785) 838-2480
www.douglas-county.com

MEMO TO: The Board of County Commissioners
Craig Weinaug, County Administrator

FROM: Jackie Waggoner, Purchasing Director
Division of Purchasing

SUBJECT: Consider Accessing U.S. Communities Contract for Replacing the Judicial
& Law Enforcement Roof

DATE: March 21, 2013

As a part of the 2013 Capital Improvement Plan \$625,000 was set aside to replace the Judicial & Law Enforcement roof. In addition to the original 1976 roof installation, there was a roof installed over the existing rooftop in 1989.

Analysis and review by roofing professions have determined that the light weight roof (first layer of insulation protecting the structure) has moisture and would need to be replaced along with the secondary roof. The light weight roof was selected when the building was built to add slope for drainage and insulation, which increases the R value to the building. In addition to the material and labor expenses, project management expenses are included.

Roof installations are complex and can be done in several different ways. Staff has found a national contract (U.S. Communities) with The Garland Company. The contract has been competitively bid and includes material, labor, and project management. We had their local representative look at the roof and provide us options which resulted in a not-to-exceed cost of \$625,000. The estimated cost provides a turnkey installation of a roof with a 30 year warranty (warranty includes annual maintenance), and considered shift work for the labor to allow continuity of operations during the installation. We anticipate this cost may be reduced as we finalize specifications and requirements.

Garland has an excellent reputation as a full service installation and maintenance provider, and has overseen roof projects for Douglas County, City of Lawrence, and USD 497. The advantage of using the U.S. Communities contract to work with Garland is that we have competitively pricing that has already been bid, a full service provider, excellent warranty terms and included annual maintenance expenses. For our organization, with limited maintenance staffing, this option provides us with an efficient and effective solution. In addition, this option would allow staff to commence work immediately. Given the Radio project and generator installation, coordinating the roof replacement with other planned work is vital to ensuring there are minimal disruptions for the operations inside the JLE Building.

Staff has explored competitively bidding the project ourselves. Given our limited expertise in this type of project, we would need to retain a firm with knowledge in this area to assist us with the bid development, bid analysis and project management. Staff asked Treanor Architects for a proposal for this service. Their proposal includes assisting with determining material selection and installation

requirements, developing bid documents, and providing project management services for a fee of \$45,000 - \$60,000. This fee would be in addition to a cost for the roof materials and installation, ranging from \$512,000 - \$672,900. Staff has been exploring options for the JLE roof project for over a year, and significant expertise is needed to ensure that a quality roof is selected and installed correctly. Furthermore, competitively bidding the project ourselves would add substantial time to the project timeline, and may complicate the other work planned for the building this year.

It is staff's recommendation to access the U.S. Communities contract with the Garland Company for the roof replacement. Staff will update the Commission with the final project amount once it is confirmed.

RECOMMENDATION: The Board of County Commissioners approves accessing the U.S. Communities contract with The Garland Company in an amount not-to-exceed \$625,000 for the roof replacement of the Judicial & Law Enforcement Center.

MEMO

March 20, 2013

TO: Douglas County Board of County Commissioners
FROM: Jeannette Blackmar, on behalf of the Heritage Conservation Council
Julie McPike, Program Director, Freedom's Frontier National Heritage Area
RE: **Restricted Giving Grants: A Partnership between Freedom's Frontier
National Heritage Area and the Heritage Conservation Council**

The Heritage Conservation Council and Freedom's Frontier National Heritage Area seek approval to embark on a partnership that would consider awarded Douglas County heritage conservation grants related to Freedom's Frontier themes be passed through Freedom's Frontier. The partnership would begin with the 2013 heritage conservation grant cycle. The Heritage Conservation Coordinator would work with Freedom's Frontier to determine awarded heritage grants appropriate for the pass through opportunity. Upon the grant recipient's consent and approval, the grant performance agreement would be modified to reflect pass through of funding through Freedom's Frontier.

The partnership would create a model in Douglas County for our other counties to emulate. The Heritage Conservation Council and Douglas County Administration support this partnership.

Background

Freedom's Frontier is a 41 county region in Kansas and Missouri that helps our partners who interpret the Bleeding Kansas/Border War story and other Enduring Struggles for Freedom that occurred here. We do this by offering technical assistance, small grants, promotion opportunities, networking and professional development opportunities and through coordination of projects that cross boundary lines such as the Cross Border Tour of Quantrill's Raid.

Freedom's Frontier is developing an opportunity for counties, cities, foundations, and individuals to support the mission of Freedom's Frontier in the form of what we call a "pass through" or Restricted Giving Grant.

Restricted Giving Grant opportunities allow individuals, organizations, local governments, and private foundations to double the impact of their gift, grant or appropriation to a Freedom's Frontier partner. Organizations, local governments, and private foundations that are providing funds to achieve preservation, conservation, education, interpretation, recreation, and economic development goals within Freedom's Frontier can support Freedom's Frontier National Heritage Area by taking advantage of our Restricted Giving Grant opportunity.

Through Restricting Giving Grant opportunities, Freedom's Frontier National Heritage Area can leverage federal funding received through the National Park Service. All federal funding received by Freedom's Frontier must be matched 1:1 with state, local, or private funding. The federal funding that Freedom's Frontier will receive as a result of Restricted Giving Grants is used to support Freedom's Frontier priorities that benefit the heritage area as a whole. In addition to accessing federal funds, Restricted Giving Grants allow Freedom's Frontier to report a fuller

picture to the Federal Government concerning the value of investment that individuals, organizations, local governments, and private foundations are making in heritage development.

In the Restricted Giving Grant opportunity, individuals, organizations, local governments, and private foundations can grant funds to a Freedom's Frontier partner organization through Freedom's Frontier. In this manner, Freedom's Frontier can use these funds as a match for federal funds. No overhead will be taken from Restricted Giving Grants—100% of the funding designated will go directly to the partner organization. No fees are involved with the Restricted Giving Grants. Freedom's Frontier takes a minimal amount of time to process Restricted Giving Grants.

Restricted Giving or Pass-Throughs have occurred in the past with money from private foundations, individuals and with Douglas County funds that support the Lecompton, Santa Fe, Clinton Lake, and Eudora Historical Societies and Watkins Community Museum of History.

Memorandum

City of Lawrence – Douglas County Planning & Development Services

TO: Board of County Commissioners

FROM: Planning Staff

Date: For March 6, 2013 County Commission Meeting

RE: Request to revise the phasing schedule for Big Spring Quarry, located at 2 North 1700 Road, Lecompton.

Attachment: Request for revised phasing schedule.

Eric Bettis, owner/operator of Mid-States Materials, submitted the attached request for a revised phasing schedule for Big Springs Quarry to the Planning Office. The phasing was not required as part of the CUP; however, notice was mailed to property owners within 1000 ft so they would be aware of the proposed change.

As the request notes, they are currently quarrying in Phase 3 on the southern portion of the quarry and are requesting a revision to the phasing schedule to allow them to quarry Phase 6 before moving into Phases 4 and 5. The phases are shown in Figure 1.

Mid-States Materials quarries the adjacent land to the west of Phase 6 which is in Shawnee County. Quarrying the 2 properties concurrently would allow them to utilize the same haul road and bridge. This would allow them to operate more efficiently. The change being proposed to the phasing schedule would be that Phase 6 would be moved between Phases 3 and 4. The remaining phase schedule would be 3→**6**→4→5.

Phasing was provided on the original CUP plan to illustrate how the quarrying operations would occur. Staff does not recommend changing the phase numbers on the plan as many of the conditions are written specific to a particular phase. No negative impacts from the requested change have been identified. The revised phasing schedule will allow quarrying on the south side of the property to be completed before quarrying moves on to the east and then the north sides, rather than quarrying on the south for Phase 3 and then returning years later with Phase 6.

STAFF RECOMMENDATION

Staff recommends approval of the revised Phasing Schedule to allow Mid-States Materials to quarry Phase 6 following Phase 3 and then move on to Phases 4 and 5.

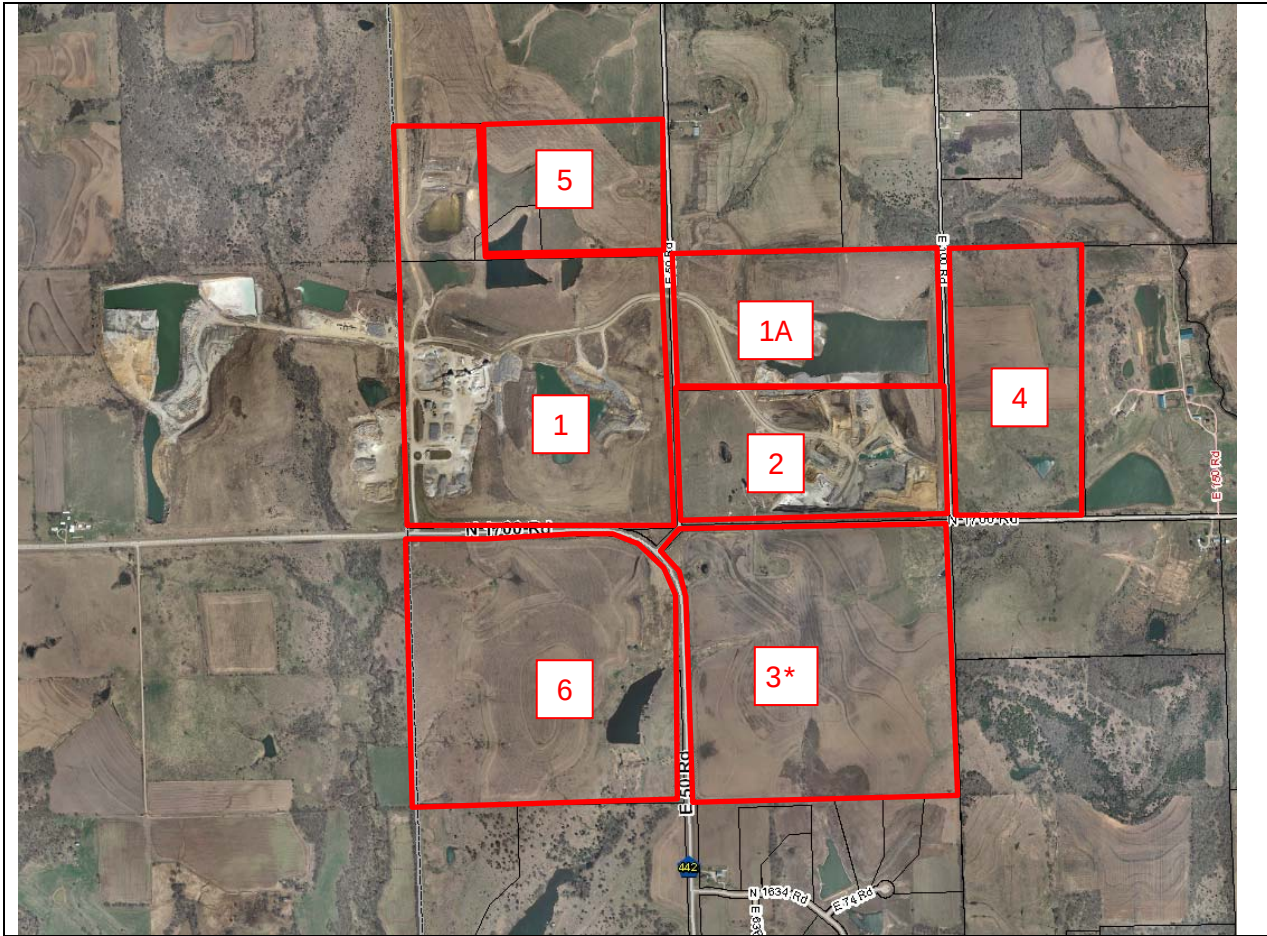


Figure 1. Big Spring Quarry Phases. Phase 1 will be reclaimed last, as it contains the scale house and processing equipment. Phase 3 is the phase which is actively being quarried at this time.



MID-STATES MATERIALS LLC

February 4th, 2012

Mary K. Miller, AICP
City/County Planner
Planning & Development Services
P.O. Box 708
Lawrence, Kansas 66044

Re: Big Springs Quarry
Development Sequence

Mary:

We continue to quarry phase three at the Big Springs Quarry and are currently preparing to move into phase six. Simultaneously with quarry development of phase six in Douglas County we also intend to open and develop quarry activities on adjacent property in Shawnee County, Kansas. Both of these new tracts of property are south of N1700 road and will be served by the same haul road and elevated grade (bridge) crossing. From a development and operational standpoint it is our preference to build one haul road to serve both tracts of property in Shawnee and Douglas County rather than building two haul roads at the same time; one to serve our Shawnee County property south of N1700 road and a second haul road, running east north of N1700 road, to serve phase four in Douglas County.

Our plan is to develop and quarry phase six next in Douglas County and then move to phase four and phase five in Douglas County to continue our limestone quarry operation. Transition time between phases will be governed solely by demand for our products and economic conditions. Please forward notice to surrounding landowners informing them of our continued plans at the Big Springs Quarry.

Please advise me when this case is set to be heard by the Board of County Commissioners and as always contact me if you have any additional questions or comments.

Regards,

MID-STATES MATERIALS, LLC



Eric Bettis

HUSCH BLACKWELL

David M. Buffo
Partner

4801 Main Street, Suite 1000
Kansas City, MO 64112
Direct: 816.983.8253
Fax: 816.983.8080
david.buffo@huschblackwell.com

March 5, 2013

VIA E-MAIL

Mike Gaughan
Chairman
Douglas County Board of Commissioners
1100 Massachusetts, 2nd Floor
Lawrence, Kansas 66044

Re: Mid-States Materials, LLC / Request for Re-Sequencing
Our File No. 57441-3

Dear Mr. Chairman:

We are counsel to Lone Oak, LLC ("Lone Oak").

On February 13, 2013, Lone Oak received a letter from County Planner Mary Miller notifying it of an upcoming meeting of the Douglas County (the "County") Board of Commissioners (the "Commissioners") scheduled for March 6, 2013. The letter states that at the March 6th meeting, the Commissioners are going to consider Mid-States Materials' ("Mid-States") proposed revision to the Phasing Schedule for the Big Springs Quarry that has been in place since 1992. Specifically, Mid-States is requesting that it be granted permission to move from Phase III to Phase VI of its operations, instead of moving from Phase III to Phase IV as contemplated by the CUP, the Landscaping Plan and the Reclamation Plan. Mid-States' request to revise its phasing was originally submitted to Ms. Miller in February, 2012.

On March 1, 2013, Ms. Miller provided us a copy of Mid-States' February 4, 2012 request, along with a copy of the Planning Staff memo recommending that Mid-States' request be granted. In making its recommendation, the Planning Staff specifically stated, without any explanation or basis, that "no negative impacts from the requested change have been identified."

It appears that although the Planning Staff has been aware of Mid-States' request since February 4, 2012, the property owners were not made aware of Mid-States' request for over one year. Now, with less than three weeks' notice, the surrounding property owners are left to evaluate Mid-States' request and make a determination whether the request does in fact have a negative

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impact on their property without the benefit of information that the County has apparently been considering for over a year.

As the County, the Planning Staff and the Commissioners are aware; when the CUP was originally issued there was significant resistance from the adjacent property owners because of the nuisance created by the operation of a quarry. The CUP, including the phasing concept, was the product of negotiations between the County, the quarry operator and the property owners. Specifically, the concept of phasing was introduced because the property owners wanted to know where and when the quarrying would take place and when reclamation would take place. The property owners had specific concerns because of the negative impact that quarrying has had on their property. They wanted to plan accordingly. As such, the quarry operator agreed to sequence the quarrying in phases (Phases I through VI) and the quarry operator agreed to complete quarrying in twenty years.

Mid-States recent request not only is in contravention of and is a change to the CUP but, more importantly, will have a severe negative impact on Lone Oak's property. Lone Oak's property is adjacent to Phase IV which is the next section to be quarried. Lone Oak has long-anticipated the quarrying in Phase IV and has made long-term plans based on the provisions of the CUP, that indicated that quarrying activities adjacent to its property would be completed in the next few years. The impending quarrying has had a negative effect on Lone Oak's property for many years. With quarrying on Phase IV set to begin shortly, and be completed within the next few years, Lone Oak has begun the process, in reliance on the Phasing Schedule in the CUP, of marketing its property. Now, with Mid-States requesting what amounts to an open-ended timeline on the completion of Phase IV, the negative impact on the value of Lone Oak's property, and that of other surrounding property, will continue indefinitely.

By allowing Mid-States to skip Phase IV and proceed to Phase VI (along with its quarrying operations in Shawnee County) there is no end in sight for Mid-States to complete quarrying in Phase IV. Mid-States indicates as much in its February, 2012 request, noting that the timing of Phases IV and V will be based "solely by demand for our products and economic conditions." As such, Lone Oak is being placed in a position of significant peril because Lone Oak is forced to continue to wait for the quarrying to be completed before it can realize the actual value of its property. Absent an agreement from Mid-States that it will never quarry Phase IV or action by the Commissioners to deny this request, Lone Oak is left with a devalued piece of property that Lone Oak cannot sell because of the unknown and unpredictable actions of Mid-States and the County. Also, by granting Mid-States' request, the Commissioners are setting dangerous precedent because nothing will preclude Mid-States from re-sequencing the phases in the future, which is in direct contravention of the certainty regarding the sequencing of the quarrying that the property owners were given by the CUP.

The revisions to the CUP's phasing plan are, without a doubt, a modification to the CUP. As set forth in *Golden v. City of Overland Park*, one of the factors a zoning body should consider in hearing a request for a change is the extent to which the restriction will detrimentally affect nearby property. See *Golden*, 584 P.2d 130 136 (Kan. 1978). Indeed, the decrease in the value of Lone Oak's property that will result from the Commissioners granting Mid-States' request to re-sequence its quarrying operations is detrimental to Lone Oak. And contrary to the Planning

HUSCH BLACKWELL

Staff's suggestion, the re-sequencing of the quarrying does have a negative impact on the adjacent property owners.

In light of *Golden* and the facts set forth above, Lone Oak requests that Mid-States' request for re-sequencing be tabled for at least thirty days to allow Lone Oak sufficient time to fully evaluate this request.

For review during this thirty day period, we hereby request the following information from the County:

(A) Copies of all information provided to the County by Mid-States to support the necessity of its request for re-phasing.

(B) All information relating to the Planning Staff's investigation into the potential negative impacts on surrounding property owners.

(C) All information forming the basis for the Planning Staff's assertion that there are no negative impacts on surrounding property owners or as a result of the change in phasing.

(D) A copy of the Reclamation Report and Plan of Quarrying Operation that was to be submitted by Mid-States prior to July 31, 2010, as well as copies of the prior reports prepared by Mid-States predecessor in interest, each as required by Section VIII of the CUP Restriction of Use.

(E) Copies of any and all notices of violations of the CUP that have been delivered to Mid-States or its predecessor in interest.

Tabling this issue for thirty days will not negatively impact Mid-States in any way. Instead, the additional thirty days will allow for the proper comment and evaluation of this request by the surrounding community.

Our client has requested that we explore alternate methods of gaining the necessary time to review the impact of this request, but we believe that a voluntary, temporary adjournment of this issue would be the most practical resolution for all involved.

Sincerely,



David M. Buffo
Partner

DMB

HUSCH BLACKWELL

cc: Nancy Thellman (via e-mail)
Jim Flory (via e-mail)
Craig Weinaug (via e-mail)
Evan Ice (via e-mail)
Mary Miller (via e-mail)