

**MINUTES FOR JANUARY 14, 2013****BOARD OF CHEROKEE COUNTY COMMISSIONERS****CHEROKEE COUNTY, KANSAS****CONVENE**

Chairman Richard Hilderbrand called the regular session of the Cherokee County Board of Commissioners to order and led all in attendance in the Pledge of Allegiance at 9:00 A.M. on Monday, January 14<sup>th</sup>, 2013 in the Commission Room. Commissioners Pat Collins, Jack Garner, and Richard Hilderbrand were present.

Commissioner Garner made a motion to approve the minutes of the January 11, 2013 meeting. Seconded by Commissioner Collins, Commissioner Hilderbrand read the minutes to the audience.

**JOHN BERREY - Quapaw Indian Tribe**

Tribal Chairman John Berrey informed the commissioners that the Quapaw Tribe has a contract on the land that is being offered in the settlement with Kansas Penn Gaming. He would like it in the minutes and on record. He further stated that there is no clear title on the property. He said the contract is assignable and would be happy to pay 2.5 million dollars, less the down payment that was paid to Penn Gaming, to the county for the property. (Chairman Berrey later stated that the price should be 2 million instead of 2.5 million dollars.)

All voted yes to approve the minutes of the January 11, 2013 meeting

**RANDALL BASS** - appeared regarding his bus route on 21<sup>st</sup> St. & Pierce St. in Galena. He is requesting a sign to be put up at the top of the hill to warn motorists before reaching the bus stop at the bottom of the hill. Commissioner Collins stated that he would get a sign put up at the top of the hill.

Commissioner Garner made a motion to approve the minutes of the January 7, 2013 meeting. Seconded by Commissioner Collins with all voting yes, the motion passed.

**LEONARD VANATTA - Road & Bridge Supervisor**

Commissioner Hilderbrand asked Leonard Vanatta to check on the availability of Rainbow Bridge being used by Horses of Hope on April 20<sup>th</sup>, 2013.

Leonard stated that the County Lot worked on county roads on Sunday.

Commissioner Hilderbrand asked Leonard to check Five Mile Road Bridge.

**EXECUTIVE SESSION**

Leonard asked for an Executive Session regarding land acquisition. Commissioner Collins made a motion for Executive Session with Leonard and County Counselor Kevin Cure regarding land acquisition for a period of fifteen minutes. Seconded by Commissioner Garner, with all voting yes at 10:15 A.M., the motion passed.

The meeting commenced at 10:30 a.m. with no action taken from the Executive Session.

**DOUG MOGLE - Ambulance Director**

Doug came in regarding the new ambulances and the lease agreement. They have the new ambulances out in front of the courthouse.

**JIM NIXON - Diebolt Lumber**

He would like to get Diebolt Lumber on the bid list for the county. He also shared information about outdoor wood furnaces.

The commissioners took a 10 minute recess to go out front and look at the new ambulances at 10:45 A.M.

The McNemar vacating hearing on today's agenda will be set at a later date.

**EXECUTIVE SESSION**

Commissioner Hilderbrand made a motion for an Executive Session with the commissioners, Counselor Kevin Cure, and Attorney David Cooper via telephone for the purpose of Attorney/Client Privilege, for 20 minutes. Seconded by Commissioner Collins with all voting yes at 11:25 A.M., the motion passed. At 11:45 A.M. the meeting reconvened with no action taken.

Commissioner Hilderbrand made a motion to recess for the purpose of attending the swearing in ceremony of new officials in the main courtroom. Seconded by Commissioner Collins with all voting yes at 11:45 A.M., the motion passed.

The meeting reconvened at 1:00 P.M. (With Commissioners Pat Collins, Richard Hilderbrand, and Charlie Napier)

**EXECUTIVE SESSION**

A motion was made by Commissioner Hilderbrand for an Executive Session with Counselor Kevin Cure for the purpose of Attorney/Client Privilege for a term of 15 minutes. Seconded by Commissioner Collins with all voting yes at 1:02 P.M., the motion passed.

The meeting resumed at 1:13 P.M. with no action taken.

**EXECUTIVE SESSION**

A motion was made by Commissioner Hilderbrand for an Executive Session with Counselor Kevin Cure, and Attorney David Cooper via telephone, for the purpose of Attorney/Client Privilege for a term of ten minutes regarding Penn Gaming litigation. Seconded by Commissioner Collins with all voting yes at 1:23 P.M., the motion passed.

The meeting resumed at 1:30 P.M. with no action taken.

A motion was made by Commissioner Collins to approve the Mid-Month Accounts Payables. Seconded by Commissioner Napier with all voting yes, the motion passed.

## **REORGANIZATION**

Commissioner Collins made a motion for Commissioner Hilderbrand to remain as Chairman for 2013. Seconded by Commissioner Napier with all voting yes, the motion passed.

Commissioner Hilderbrand made a motion for Commissioner Pat Collins to be Vice-Chairman for 2013. Seconded by Commissioner Napier with Napier and Hilderbrand voting yes and Commissioner Collins abstained, the motion passed.

Commissioner Collins made a motion to appoint Leonard Vanatta as Road & Bridge Supervisor for 2013. Seconded by Commissioner Hilderbrand with all voting yes, the motion passed.

Commissioner Hilderbrand made a motion to make the Galena Sentinel Times the Official County Newspaper for 2013. Seconded by Commissioner Collins with all voting yes, the motion passed. Kevin Cure verbally thanked Larry Hiatt at the News Report for getting the legal's done in a timely manner.

Commissioner Hilderbrand made a motion to appoint the American Bank as the Official County Bank for 2013, with all other banks to be recognized as depositories. Seconded by Commissioner Collins with all voting yes, the motion passed.

Commissioner Hilderbrand made a motion to appoint Gene Mense as the County Auditor for 2013. Seconded by Commissioner Napier with all voting yes, the motion passed.

Commissioner Hilderbrand made a motion to appoint Betha Elliott as the Director of the Health Department for 2013. Seconded by Commissioner Napier with all voting yes, the motion passed.

Commissioner Collins made a motion to table the appointment of a Noxious Weed Director until January 28<sup>th</sup>, 2013, after they visit with the Road & Bridge Supervisor. Seconded by Commissioner Hilderbrand with all voting yes, the motion passed.

Commissioner Hilderbrand made a motion to appoint Jason Allison as Emergency Preparedness Director for 2013. Seconded by Commissioner Napier with all voting yes, the motion passed.

Commissioner Collins made a motion to appoint Attorney Kevin Cure as County Counselor for 2013. Seconded by Commissioner Napier with all voting yes, the motion passed.

## **COUNTY ATTORNEY**

County Attorney Nathan Coleman presented paperwork for his four new employees to the commissioners for approval. They are as follows:

Megan Grimes - Legal Assistant

Barbara Wright - Assistant County Attorney

Kara Baylor - Legal Assistant

Lisa Shockley - Administrative Assistant

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## **COUNTY CLERK**

County Clerk Rodney Edmondson brought in paperwork from Doug Mogle regarding the ambulance purchase agreement from this morning. Doug needs signatures from Commissioners Collins and Hilderbrand.

Commissioner Napier signed the Public Officials Bond form for KCAMP Insurance.

Edmondson informed the commissioners that he would not be making any staffing changes in his office; they would remain intact as they were this morning.

Edmondson requested the assistance of the commissioners in performing an audit of the equipment and records in his office. A written request was submitted. Commissioner Hilderbrand said he would recommend that the Secretary of State do that assistance so it would be an unbiased assistance. Edmondson submitted a draft letter to the Secretary of State asking for their assistance to the commissioners for consideration. Edmondson will contact the Secretary of State to clarify who needs to make the request, then submit the proper letter to them.

Commissioner Hilderbrand made a motion to authorize the County Clerk to send a letter to the Secretary of State asking for auditing assistance in the County Clerk's Office. Seconded by Commissioner Collins with all voting yes, the motion passed.

Commissioner Hilderbrand asked why a \$1.78/hr raise was given to their secretary (Tammie Speer) without his presence after a recent meeting.

Hilderbrand made a motion to rescind the raise. The raise would be \$.50/hr if her name is on the list for the raise mentioned by the commissioner on January 7<sup>th</sup>, 2013. Seconded by Commissioner Collins with all voting yes, the motion passed.

## **COUNTY TREASURER**

County Treasurer Juanita Hodgson will put in writing her concerns about the lack of raises in her office.

## **COUNTY ATTORNEY**

County Attorney Nathan Coleman brought in his four new employees to meet the commissioners. Commissioner Collins told all of them that he appreciates the job that they have gotten themselves into.

## **EXECUTIVE SESSION**

Commissioner Collins made a motion to enter an Executive Session with the commissioners and Counsel Kevin Cure for the purpose of Non/Elected Personnel for a period of five minutes. Seconded by Commissioner Napier with all voting yes, the motion passed at 2:25 P.M.

The meeting resumed at 2:36 P.M. with no action taken.

PLX

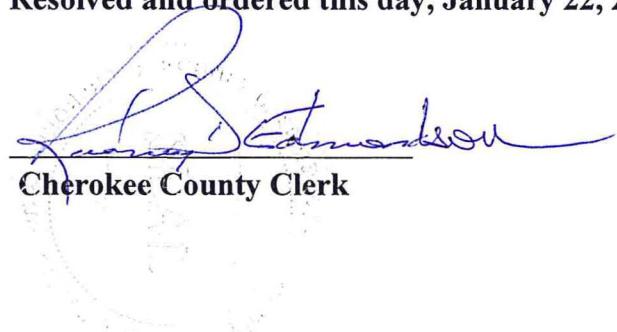
Commissioners Hilderbrand and Collins welcomed Commissioner Napier back to the board.

The meeting adjourned by motion of Commissioner Hilderbrand and seconded by Commissioner Collins, the motion passed unanimously at 2:38 P.M.

The next meeting of the commissioners will be held on Tuesday, January 22, 2013 due to the Martin Luther King, Jr. holiday on Monday, January 21, 2013.

**ATTEST:**

**Resolved and ordered this day, January 22, 2013**

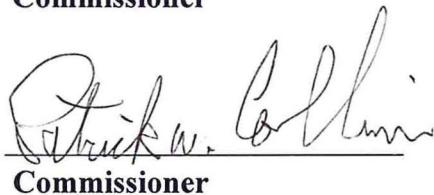


*[Handwritten signature of Cherokee County Clerk]*

Cherokee County Clerk

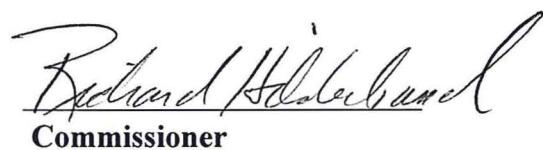
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Commissioner



*[Handwritten signature of Patrick W. Collins]*

Commissioner



*[Handwritten signature of Richard Hilderbrand]*

Commissioner

**JANUARY 14, 2013 ADDITION TO MINUTES**  
**AS SUBMITTED BY COMMISSIONER RICHARD HILDERBRAND**

The Pledge was led by Commissioner Richard Hilderbrand. Commissioner Garner made a motion to approve the January 11, 2013 minutes, with Commissioner Collins seconding the motion. Commissioner Hilderbrand read the minutes to the Audience. Chairman John Berry with the Quapaw Tribe would like in the minutes that the Quapaw Tribe has a contract on the land that was mentioned. The contract is assignable and happy to pay \$2.0 million dollars and no clear title on the property. All three commissioners approved the motion.

Jan. 14, 2013

Submitted by  
Com. Helderbrand

Pledge led by Richard

Jack made motion to approve Jan. 11th minutes & Pat second. Richard read minutes to audience. Chairman John Berry <sup>With Quapaw Tribe</sup> would like in minutes that Quapaw Tribe has contract on land. Contract is assignable and happy to pay ~~\$2.8~~ million & no clear title on property.

All approve.

# Special Industry Report

A Comparison of Industry Leading Outdoor  
Wood Furnace Manufacturers

Presented By



2661 Nebraska Road • LaHarpe, KS 66751  
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## Inside:

About Hawken Energy  
Buyer's Guide  
Quick Comparison Chart

## Purchasing An Outdoor Wood Furnace

When you first start learning about outdoor wood furnaces it is common to have many questions. Some of the most common are as follows:

- Do some companies make substantially better products?
- Are all warranties the same?
- Which furnaces are the most efficient?
- Does the type of steel utilized make a difference?
- Are there any important safety features I should be aware of?

This guide will cover all this and more. What lies before you is an in-depth and objective look at the essential factors that should be considered when buying an outdoor wood furnace.

In the outdoor wood furnace industry there are many choices available to you. All this choice can make it hard to tell which manufacturers stand above the others.

By the time you are done reading this brochure you will have an excellent grasp of who the top producers are.

## About This Guide

Buying a wood furnace can be a complicated procedure, especially for first time buyers.

With so many potential furnaces available we wanted to create an objective guide which highlights the strengths and weaknesses of top manufacturers.

On the final page is a chart detailing current pricing, warranty, and financing.

## About Hawken Energy

Hawken Energy creates superior quality outdoor wood furnaces with top of the line parts while offering highly competitive prices.

[www.HawkenEnergy.com](http://www.HawkenEnergy.com)

# The Buyer's Guide

## Everything you need to know about purchasing an outdoor wood furnace

The overall quality of an outdoor wood furnace can be measured across numerous important factors. We have identified six of the most important ones in this guide. They are:

- Build quality
- Durability
- Price
- Safety
- Efficiency
- Warranty

Let's discuss each of these factors.

### Build Quality

As you might expect, one of the most important elements of a furnace is overall build quality. A well-built wood furnace will take into consideration welds, materials, and overall design.

Good welds are important. Not only do welds keep heat in, outdoor wood furnaces are reliant on water to supply heat. Welds that are of inferior quality will leak and need to be repaired immediately. Portage & Main stands out due to the fact that they double weld all their seams. Hawken also stands out because they use the CHIPS (Continuous High Penetration Seams) weld technology, high grade powder core wire and robotic technology.

Good design means low maintenance. Some furnaces require regular treatment and handling. Hawken is well known for its low maintenance design – you don't need to treat Hawken furnaces like they will break, nor do you

need to perform regular creosote handling or ash treatments.

Furnaces of superior quality are built raised off the ground and do not need sand or a concrete pad poured under them.

In our opinion the top companies for build quality are Portage & Main, Hawken, and Crown Royal. All three companies take pride in manufacturing products that stand the test of time. At Hawken we measure our success across 36 specific industry standards. We are proud that we meet or exceed all of these standards.

High quality manufacturing naturally stems into lasting durability.

### Durability

Higher build quality means higher durability, but there are a few additional factors to take into account.

By far, the most important factor in furnace durability is the type of steel utilized. Some companies use stainless steel which can be prone to what is called "stress corrosion." This occurs from frequent and fast temperature changes. Stress corrosion will ruin your furnace so there are definite advantages to using other kinds of steel.

The highest quality types are cold rolled and structural, and you can learn more about them in the next column.



If you are buying your first outdoor wood furnace, you might be curious about the different types of steel used by manufacturers.

The variety runs from stainless through cold rolled and even structural. All have their advantages and disadvantages.

### Mild

This is the cheapest type of steel and these savings are usually passed down to the buyer, however this steel is prone to rusting and corrosion and should be avoided.

### Stainless

Comes in multiple varieties. 409 stainless steel is much less prone to cracking than the 304 grade. Stainless steel should be avoided, however, because it is known to fail and very difficult to repair.

### Cold Rolled

Cold rolling is a process that increases the strength of steel by up to 20% while improving surface finish and reducing thickness. Works very well with outdoor wood furnaces.

### Structural

Superior grade steel frequently used in construction. When used to manufacture outdoor wood furnaces it results in lasting durability.



One other feature many consumers overlook is the difference between digital and mechanical controls. While digital controls seem more modern they are also at a much higher risk of failure. To make matters worse electronic parts are generally only covered under warranty for a single year.

Mechanical parts on the other hand tend to last nearly forever. While they may seem old-fashioned, the fact is that they handle the elements (and heat) drastically better than their modern counterparts.

Furnaces should be covered from the weather so it is always sensible to choose a furnace that is enclosed. Unprotected boilers are more prone to heat loss and environmental damage. It is not good to have snow freezing and melting repeatedly on your unit.

A cover is a standard feature with all top manufacturers except Aqua-Therm which sells them as an option.

When looking to buy an outdoor wood furnace be sure to purchase a unit made of high quality steel with mechanical controls that comes with a shelter.

Ideally the shelter will look like a shed around the furnace as these provide maximum protection from the elements.

#### Price

For most of us, price is an important consideration. The good thing is that once you pay for your furnace, your heating bills will be drastically reduced.

If you are wondering how much you should pay for a furnace and whether price correlates with quality, keep reading.

Within the top manufacturers it is certainly possible to overpay. Put simply, some furnaces are better buys than others.

The most expensive companies appear to be Royall and Portage & Main who produce furnaces that are incredibly pricey in comparison to other manufacturers with little or no apparent additional benefit.

It is rare in any industry to find a provider that offers excellent quality at low prices. Many firms seem to think this is impossible to do.

At Hawken we think that consumers can have both low prices and excellent build quality.

We focus on making top quality furnaces from high quality parts and superior steel. The only other companies that offer similar attention to detail are Crown Royal and Portage & Main, but you will pay more for one of their units.

Of furnaces that heat between 4,000 and 5,000 square feet of space most manufacturers set prices between \$6,000 - \$10,500. This size is more than adequate for heating residential areas.

Individuals or businesses who want to heat a home as well as a shop or barn will no doubt find that they need a larger furnace. These larger furnaces require more wood and can heat up to 10,000 square feet. You can expect to pay \$7,300 - \$13,000 depending on the manufacturer you choose.

When it comes to price Hawken is absolutely unbeatable. Our low prices in combination with our excellently manufactured furnaces make the most attractive choice.

#### Safety

The very nature of outdoor wood furnaces makes them extremely safe as combustion occurs outdoors with the furnace typically standing at minimum of several yards away from any other structure.

This keeps fire and smoke hazards away from buildings which is especially important for residences.

It is worth noting that sparks can shoot out of the top of the chimney and if you install the unit close to neighbors they might complain about smoke blowing onto their property.

Both of these problems can be solved by installing a taller chimney stack. The increased height will help to extinguish sparks as well as ensure that smoke exits the unit at a level that won't bother your neighbors. Installing a chimney cap will further reduce stray sparks.

The most common safety feature is to create furnaces that are non-pressurized, meaning they operate at standard levels of atmospheric pressure.

All but one of the top manufacturers create furnaces that are non-pressurized. Royall uses a pressurized model but they claim to have release valves in case pressure gets too high.

## Efficiency

Some furnaces are notoriously less efficient than others. A less efficient furnace will require more wood and will not provide stable levels of heat. When it comes to efficiency, there are several important elements at play:

The first is design. It is generally accepted that round shaped furnaces will be more efficient than traditional box furnaces. Hawken and Woodmaster are both companies that offer round designs of their fireboxes.

Water quantity is another factor. Some manufacturers like Aqua-Therm carry substantially less water in their units which hints at less efficient heating because the water is what holds and transports the heat.

Other elements that affect efficiency include the type of insulation used and the type of air system used by the furnace.

Fiberglass insulation is vastly superior to spray-on foam because it doesn't crack and allows for easy access if you ever need to repair your unit.

There are two types of air systems used by outdoor wood furnaces: forced air and natural draft. A forced air furnace is far more efficient than a natural draft furnace of otherwise similar design.

Natural draft furnaces reduce the overall control of the furnace's heating functions. Rather than controlling the amount of air entering the firebox, oxygen is simply allowed to flow in whenever a small door is opened on the furnace. This means wood placed on the fire burns uncontrollably, greatly diminishing efficiency. This yields increased wood consumption, creates faster burn times, and increases smoke output.

In contrast, forced air systems optimize the amount of oxygen that feeds the fire meaning the wood lasts longer and allows heat output to remain far more stable.

The overall efficiency of your furnace will make a big difference to the amount of wood you burn over the winter.

Most manufacturers create fairly efficient furnaces though users complain that some furnaces brands (such as Central Boiler and Empyre) burn a tremendous amount of wood.

Be sure to choose a unit that uses forced air, fiberglass insulation, and a round design. In this way you'll ensure you have the most efficient furnace possible. Hawken and Woodmaster both offer fantastic levels of efficiency.

## Warranty

It is important that you take time to read the fine print of each manufacturer's warranty as they tend to vary drastically not just in length of coverage but also in coverage.

Central Boiler, for example, advertises a 25 year warranty but the fine print states that the most critical component – the firebox – is only covered for 10 years.

As mentioned earlier, electronic parts are typically covered for only a single year. Additionally, many manufacturers offer limited warranties where the coverage diminishes over time. This is fairly standard across the industry but it's important to know when the limitations come into effect.

If you're looking for a great warranty consider Crown Royal, Hawken, or Portage & Main.

# Comparison Chart

	<u>Hawken Energy</u>	<u>Portage &amp; Main</u>	<u>Crown Royal</u>	<u>Woodmaster</u>	<u>Aqua-Therm</u>	<u>Burnrite</u>	<u>Central Boiler</u>	<u>Hardy</u>	<u>Empyre</u>	<u>Royal</u>
<b>Rating</b>	*****	****	****	***	***	**	**	**	*	*
<b>Financing</b>	Available	Available	Available	Available	Available	Available	Available	Available	No	Available
<b>Warranty</b>	20 years	25 years	20 years	2 years parts and labor, 10 years	15 years	20 years	25 years (optional)	25 years	20 years	20 years
<b>Steel grade</b>	Structural plate	Cold rolled steel	409 Stainless	Mild	409 stainless steel	Mild	Carbon	304 Stainless Steel	304 Stainless Steel	304 stainless
<b>Price (4000 - 5000 square feet)*</b>	\$5,995	\$7,900	\$7,850	\$6,695	\$8,995	\$6,950	\$6,310	\$6,314	\$ 7,994	\$9,100
<b>Price (10,000 square feet)*</b>	\$7,295	\$9,200	\$9,100	\$8,495	\$10,195	\$8,950	\$8,230	\$8,550	\$10,250	\$12,718
<b>Comments</b>	- Warranty covers all parts and components - Superior quality steel - Extremely user friendly installation kit - Excellent quality at very reasonable prices	- Double welding for additional seam protection - Cold rolled steel - Good product but is more expensive than other competitors	- Good warranty - Stainless steel is prone to stress corrosion and cracking	- Digital controls risk weather damage - Round chamber for easier cleaning - Connecting with dealer online is difficult	- Purchase shelter separately or construct own building (shelter included in above prices) - Comparatively low water capacity is likely less efficient	- Easy ash removal - Mild steel is more prone to corrosion and rusting - New company, untested brand	- External digital controls prone to weather damage - Inferior spray insulation - Misleading warranty statements about coverage duration	- Requires concrete pad - Models are less sheltered than normal and are prone to increased environmental damage - Units are lightweight - Firebox steel gauge is very thin	- Full length ash pan has coverage but is ungainly - Generally overpriced for the quality received - Known for high wood consumption	- Uses less safe pressurized design - Very expensive

\*Manufacturer's suggested retail price (MSRP). Local pricing may vary.



## Purchase Alert: Warranties

Not every manufacturer offers a standard comprehensive warranty, some companies choose to bury the details in fine print.

It's important to carefully read the warranty before purchase.

## Highlights

### The Top Three Manufacturers

Hawken Energy, Crown Royal, and Portage & Main. Each of these manufacturers take pride in creating a top quality product sold at reasonable prices.

### The Most Efficient

Woodmaster and Hawken Energy make the most efficient furnaces. Their round-box design, forced air fans, and top notch insulation make this possible.

### The Best Value

The best value goes to Hawken Energy who provides furnaces for anyone's budget.



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