

# Major water valves replaced

Eighteen water valves up to 18" in diameter were replaced over an icy weekend at the Great Plains Industrial Park's water treatment plant on the Neosho River. The project was undertaken to help reduce the amount of leakage from the 1941 plant, which was originally built to supply water to the Kansas Ordnance Plant. Great Plains acquired the water operation with the transfer of its near-7,000 acres.

Great Plains' has been looking for funding options to upgrade the water plant and the distribution system since it acquired the property in 2012. Dividing the expected \$1.3 million project into pieces, CEO Daniel Mann recommended to the board that it move forward with the valve replacement portion immediately, using cash reserves.

"The water plant suffers from long-delayed maintenance and we're having to make 15 times more water than we sell, just to keep our tenants in business on the park grounds. Day & Zimmermann's operation is particularly sensitive to water needs so we have no choice but to do whatever is necessary to meet that demand," Mann said.

"But we have to be smart about supplying that water because every dollar we lose through leaking valves and pipes, to get the company the water it has to have, is a dollar we don't have for other needs. Our board of directors authorized moving forward with the valve replacements at its November meeting."

Mann said that staff estimates a reduction of 30 percent in the amount of water Great Plains will lose by replacing



**ABOVE:** A 14-man crew worked to replace 18 valves at the Great Plains Industrial Park water treatment plant. The upper galley of mostly 18" pipes were reinforced and supported prior to valves being removed. MCA Construction's crews worked around the clock to meet the tight deadline.

valves. He said he wouldn't be able to put a dollar savings on the project until they are several weeks into operation, but the savings would include chemical, electrical, labor and other costs.

MCA Construction, Carthage, Mo., won the bid for the project. It had preparation crews on-site for several weeks installing red-iron supports and bracings that would allow them to complete the valve installation within a three-day window so as not to force a shut-down of any of the tenants.

Mann said that he and property manager Tim Peoples had serious concerns when the

ice storm prediction came up on the radar but that MCA didn't want to back out. "They just said they would do whatever was necessary to make it work."

Mann said the company had both a day and night crew working around the clock to meet the tight deadline.

The project is expected to cost upward of \$150,000 by the time all costs are calculated.

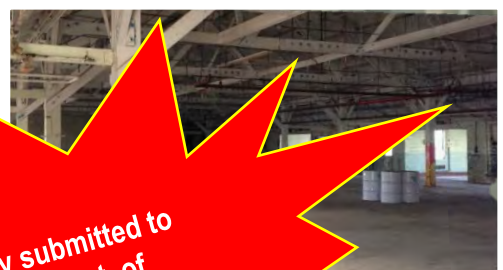
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# FEATURED PROPERTY



## Energetics-ready site

Not just one, but several outstanding buildings with a combined floor space of more than 110,000 sf are available immediately. Excellent for energetics manufacturing operations, these buildings are filled with blast walls and open bays, and are located within a secured perimeter inside of a gated industrial park. Heavy floors of 18" concrete and rail make this area ideal for many industrial operations. Built in 1941, the buildings have excellent natural light, with infrastructure in place. The buildings are available as a package or individually. ATF-certifiable storage is available on-site.



Short or long-term leases on these and a variety of other buildings are available by contacting Daniel Mann at 620-778-3375 or [dmann@parsonsk.com](mailto:dmann@parsonsk.com).  
[www.greatplainsindustrialpark.com](http://www.greatplainsindustrialpark.com)

# Johnston signed for legislative work

Michael Johnston has been contracted to provide legislative services for Great Plains during the 2017 Legislative session. Johnston, a native of Parsons, was the perfect choice to help the Redevelopment Authority overcome some of the challenges it faces from a statutory standpoint.

“Michael has been here to visit several times and during a recent tour we could tell his heart was truly in the success of this project,” said CEO Daniel Mann.

“While Great Plains has to function much like a municipality, we were legislatively structured under county statutes. Those statutes sometimes limit our ability to be successful since economic development tends to be a municipal function,” Mann said.

Being eligible for franchise fees, Tax Increment Financing, tax exemptions on leases, and being covered under the Kansas Tort Claims Act are some of the issues on which Johnston is working.

Johnston previously served Labette County as a senator and representative, was appointed as Secretary of Transportation, and then served as chairman of the Kansas Turnpike Authority. Although he currently resides in Wichita, his mother still lives in Parsons.



Michael Johnston will be representing Great Plains Industrial Park during the 2017 Kansas Legislative session.

## Rail system being analyzed

Few industrial parks across the United States have a rail system as extensive as that at Great Plains Industrial Park, but according to analysts the rail could be an enormous asset for the Development Authority.

In 2012, Great Plains put out a nationwide Request for Proposals to rail-related industries, subsequently signing a 10-year contract with Progress Rail Services, headquartered in Alabama. As illustrated in the photo below the rail is primarily used for rail car storage today.



Progress Rail Services, which is a subsidiary of Caterpillar, also has a rail car repair operation on site.

To insure that maximum benefit of the rail is achieved though, Great Plains secured a grant from the Office of Economic Adjustment to provide an analysis of options that includes potential industries that require rail, the possibilities for rail-to-road and road-to-rail transload and other options.

The company selected for the project is Amfahr Consulting, Woodbury, Minn. Mark Amfahr pulled together an experienced team that includes a financial specialist and a professional engineer. While much of the research is done remotely, Amfahr Consulting was in the community in mid-January.

Amfahr is completing an assessment of commercial markets in the region, and is conducting industry interviews in the three-state area. Forecasting of carloads and revenue, operations management and planning, and infrastructure improvements are also a part of the job.

The final report should be presented in June.

### BOARD OF DIRECTORS

**James McCarty**  
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**Mike Reed**  
Vice Chairman  
**Montie Taylor**  
Secretary/Treasurer  
**Dan Peterson**  
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**Gary Beachner**  
**Steve Lewis**  
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**Rob Riggan**  
KS Dept. of Wildlife Parks  
**Craig VanWey**  
KS Dept. of Commerce  
**Fred Vail**  
Labette Co Commission  
**Debbie Lamb**  
City of Parsons

**Daniel Mann, CEO**  
dmann@parsonsk.com

# Growth increases Labette's value

Taxes Paid To	2012	2013	2014	2015*	2016	TOTAL
County	8,492	38,014	97,873	108,545	116,172	369,097
USD 506	7,676	32,577	73,004	86,849	93,826	293,931
LCC General	5,238	23,121	58,244	62,879	66,571	216,054
Liberty Twshp	257	1,965	5,522	5,466	5,005	18,215
SEK R Library	253	1,059	2,661	2,948	2,668	9,589
State of Kansas	222	977	2,459	2,661	2,820	9,140
Wildcat Extension	196	767	1,918	2,017	2,517	7,415
North Twshp	213	806	1,740	1,837	1,485	6,081
LB/HA Watershed	69	81	425	435	769	1,779
USD 504	37	118	102	137	140	534
Montana Twshp	12	56	76	89	103	337
Neosho Twshp	19	29	36	45	50	179
<b>TOTAL</b>	<b>\$22,685</b>	<b>\$99,570</b>	<b>\$244,059</b>	<b>\$273,908</b>	<b>\$292,127</b>	<b>\$932,349</b>

When the volunteers gathered after the announcement of BRAC in 2005, there was an immediate consensus on two goals. One was the retention or addition of new jobs, and the second one was to increase the assessed valuation of Labette County by getting the 14,000 acres of the former Kansas Army Ammunition Plant on the tax roles. While the transfer of the property didn't really begin until 2012, the property taxes paid

have steadily increased since that time.

In barely more than four years, nearly \$1 million has been paid to the various taxing entities – that's tax revenue that none of them had seen since 1940.

CEO Daniel Mann said that with the taxes and more than \$5 million in payroll during 2016, that Great Plains is well on its way of meeting the goals first outlined by the community volunteers who stepped forward in 2005.

## McCarty returns as chairman

James McCarty, president of McCarty Office Machines, resumed the chairmanship of Great Plains at its January reorganizational meeting. McCarty was previously elected chair of the Development Authority at its initial organizational meeting in 2008.

Outgoing chairman Dan Peterson was recognized with a presentation clock after serving in the position for

two years. McCarty complimented Peterson on his commitment to the entire county and noted how fortunate Great Plains was to be able to draw on his leadership.

Peterson and McCarty have served on the board since its inception.

**RIGHT:** James McCarty presents outgoing chairman Dan Peterson with a clock and recounted his commitment to Great Plains.



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**TO:**