

**EUDORA CITY COMMISSION
MEETING AGENDA
January 27, 2020
Eudora City Office
4 East 7th Street Eudora, Kansas
7:00 P.M.**

Mayor: Tim Reazin

Vice Mayor: Ruth Hughs

City Commissioners: Jolene Born, Roberta Lehmann & Tim Bruce

- I. CALL TO ORDER Roll Call Pledge of Allegiance**
- II. CHANGES OR ADDITIONS TO AGENDA – Approve agenda**
- III. CONSENT ITEMS:**
 - A. Consider minutes of January 13, 2020 Eudora City Commission meeting**
 - B. Consider warrants against the City of Eudora**
 - C. Consider animal sheltering service agreement with Lawrence Humane Society**

PUBLIC COMMENTS: Please state name and address prior to addressing the Governing Body. Public comments are limited to 5 minutes per speaker.

- IV. BUSINESS ITEMS:**
 - A. Consider appointing Mike Keltner to the Eudora Community Library Board**
 - B. Consider mayoral appointments to the Planning Commission and Board of Zoning Appeals**
 - C. Presentation: Kansas Fiber Network**
 - D. Presentation: Biannual update from Eudora Community Museum Executive Director Ben Terwilliger**
 - E. Consider purchase offer from the Musick Group for 840 Main St. property**
 - F. Consider request to waive city fees associated with Nottingham Project for the City of Eudora**
- V. Mayor & City Commission comments**
- VI. City Manager & staff comments**
- VII. WORK SESSION:**
 - A. None**
- VIII. EXECUTIVE SESSION:**
 - A. Non-elected personnel**
- IX. Adjournment**

As a courtesy, please silence all cell phones while the City Commission meeting is in session.

Eudora City Commission Meeting
City Hall – 4 E. 7th Street
Eudora, Kansas
January 13, 2020
7:00 pm

Call to Order

Mayor Tim Reazin

Vice Mayor Ruth Hughs

Commissioner Jolene Born

Commissioner Troy Squire

Commissioner Tim Bruce

Quorum noted.

Pledge of Allegiance was recited.

Changes or additions to agenda

Mayor Reazin requested to add an item to the agenda before the Oath of Office thanking Commissioner Squire. Mayor pointed out Commissioners Bruce and Hughs would be sworn in at the same time as newly elected Commissioner Lehmann.

Commissioner Hughs moved the City Commission approve the agenda with the noted changes, motion seconded by Commissioner Bruce, all ayes, motion carried, 5-0.

Mayor Reazin presented Commissioner Squire a plaque thanking him for his service. He thanked Commissioner Squire for interviewing for the position after the former Commissioner resigned. Commissioner Squire was a huge benefit to the city, its citizens and the community. He was given a round of applause.

Commissioner Hughs commented Squire has been an exemplary commissioner and it was a privilege to service with him.

Commissioner Squire commented he was fortunate to have this opportunity. He is proud of the outstanding work the Commission and staff do. He is proud to live in Eudora and call it home.

Oath of Office

City Clerk Schmeck administered the Oath of Office to newly elected Commissioners Roberta Lehmann, Ruth Hughs and Tim Bruce.

Elect Mayor

Commissioner Hughs moved the City Commission elect Tim Reazin as Mayor for 2020, motion seconded by Commissioner Born, all ayes, motion carried, 5-0.

Elect Vice Mayor

Mayor Reazin moved the City Commission elect Ruth Hughs as Vice Mayor for 2020, motion seconded by Commissioner Born, all ayes, motion carried, 5-0.

Consent agenda items

- A. Consider minutes of December 9, 2019 Eudora City Commission meeting
- B. Consider warrants against the City of Eudora
- C. Consider November Police Department report
- D. Consider November Fire Department report

E. Consider Kansas Rural Water Association Designation of Voting Delegate

F. Consider Resolution 2020-01 GAAP waiver

Commissioner Hughs moved the City Commission approve the consent items, motion seconded by Commissioner Bruce, all ayes, motion carried, 5-0.

Public comments

Public comments were invited and none were heard.

Business Items

A. Recognize Eric Strimple for achieving Certified Municipal Clerk designation

Clerk Schmeck thanked Eric Strimple for his hard work and dedication during his employment with the city and congratulated him on his achievement of Certified Municipal Clerk. Schmeck introduced Lana McPherson, DeSoto City Clerk and the president of the International Institute of Municipal Clerks and other clerks from the surrounding area who came to recognize Eric Strimple for achieving CMC designation. McPherson passed out flyers with information on the IIMC organization. Mayor Reazin presented Strimple with a plaque and McPherson pinned a CMC pin on Strimple's lapel. Mayor Reazin congratulated Strimple and thanked him for helping in various ways. Commissioner Hughs commented she has known Strimple since the 3rd grade and she is amazed at how hard he worked to get where he is.

B. Consider request from Sonic Drive In to replace mechanical marquee sign

Codes Administrator Curt Baumann outlined the request for an animated sign from Custom Neon & Vinyl Graphics on behalf of Sonic Drive In. All requests for animated signs are subject to City Commission approval. Tim Robitaille explained Custom Neon & Vinyl Graphics was hired to replace the mechanical marquee with an updated electronic display. After a discussion, it was decided to table the request until more accurate information regarding the size of the current sign could be presented. It was discussed to drop the Sonic sign down closer to the proposed animated sign to closer resemble the current sign ordinance. Manager Matite suggested deferring the item and staff will meet with the applicant and development team and bring the item back.

Mayor Reazin moved the City Commission table this item until more information is available, motion seconded by Commissioner Born, all ayes, motion carried, 5-0.

C. Consider 2019 4th Quarter Planning and Codes Department report

Codes Administrator Curt Baumann and Codes Enforcer Gordon Snyder presented the 4th Quarter report for the Codes Department.

D. Consider swimming pool resurfacing and paint contract

Parks & Recreation Sally Pennington reported the leak has been fixed at the swimming pool. The pool needs to be sandblasted and painted. The pool was painted three years ago but wasn't sandblasted which explains why the paint is has started chipping so soon. Staff reported the surface is in bad repair and there were a lot of paint chips in the filters. A flyer was distributed with an explanation of how to fund the project which is not yet final because staff is waiting on a determination whether or not we will be awarded a grant for the Lucy Kaegi Trail.

Commissioner Born moved the City Commission award Torrey Brothers, Inc. the 2020 swimming pool resurfacing contract in an amount not to exceed \$53,940, motion seconded by Commissioner Hughs, all ayes, motion carried, 5-0.

Mayor and City Commission Comments

Mayor Reazin thanked Commissioner Lehmann for running for office and welcomed her to the Commission. He appreciated the holiday lights downtown. He thanked Assistant Manager Herring for filling in for Manager Matite while he was out of the office. He commented Assistant Chief Nathan Stoermer tendered his resignation letter. He thanked Stoermer for his service. He requested mayoral appointments to the Planning Commission, Board of Zoning Appeals and the Library Board be on the next agenda.

Commissioner Bruce – No comment.

Commissioner Hughs commented she has worked closely with the Senior Resource Center in Lawrence and is happy to say the first meal for seniors at the Recreation Center was a success. At least thirty people attended. She thanked Manager Matite and Management Intern Jeff Rhodes for also attending.

Commissioner Born loved the new directional signs that were recently installed around the entrances of Eudora. She has heard a lot of positive feedback.

Commissioner Lehmann loved the new parking area at the Recreation Center.

City Manager and Staff Comments

City Manager Barack Matite thanked former Commissioner Troy Squire for his service. Matite congratulated and welcomed Commissioner Lehmann. Matite has started working with a consultant to schedule a strategic planning retreat for the Commissioners. It should be sometime in March. He will send more details later. He congratulated Eric Strimple on achieving his Certified Municipal Clerk designation and thanked Clerk Schmeck for encouraging Strimple to achieve this goal.

Assistant City Manager Leslie Herring reminded the Commission that Local Government Day in Topeka is scheduled for Wednesday, January 22nd. Commissioner Bruce will be attending. Commissioners Born, Hughs and Lehmann will check to see if they are available. A possible quorum was noted and will be posted. Herring reminded the Commission that the Comprehensive Plan survey is up on the website. The first public meeting/open house will take place on Tuesday, February 4th at 7:00 pm to 8:30 pm at City Hall. Herring is finalizing work on focus group invitations. Each group should have ten to fifteen diverse citizens on it.

Director of Public Works Branden Boyd commented Water Well #10 is completed and online. Staff met with the Winchester water line contractors last week. They are slated to start work by March 1st. Flyers will be sent out to inform citizens of the construction schedule. Nottingham demolition should be completed soon. The brush facility was open on the 4th and had about the same amount of people use it as last time roughly 20-23 citizens. Snow removal went well this weekend. Striping will be done on the new parking spots at the Recreation Center as soon as weather permits.

Police Chief Wes Lovett – No comment.

Fire Chief Ken Keiter did not attend meeting.

Parks & Recreation Director Sally Pennington – No comment.

City Clerk Pam Schmeck – No comment.

Mayor Reazin moved the City Commission recess for Facilities Naming & Donation Policies Work Session, motion seconded by Commissioner Born, all ayes, motion carried, 5-0.

Work Session

A. Facilities Naming & Donation Policies

Management Intern Jeff Rhodes stated he is looking for feedback from the Commission to establish a policy for naming facilities and accepting donations. Rhodes asked the following questions:

1. Is a program desired to accept and manage facility and asset donation, adoption, sponsorship, and naming? The consensus was yes.

2. If the City Commission does desire the creation of a program to accept and manage facility and asset donation, adoption, sponsorship, and naming, who should manage the applications, review, and approval of these assets (e.g. The City Commission, City staff, the Parks & Recreation Foundation or another community group)? The consensus was once a policy is established it could be approved by Parks & Recreation. If it is in another public space, it should go to the department it would affect and that department would bring it to the Commission.
3. Residents and organizations have interest in donating any number of items to place on public property; however, these requests and items aren't typically planned in City master planning documents nor department maintenance schedules. Given this reality, would it be acceptable to limit the types of assets accepted? The consensus was yes; there should be a list of items to choose from. Although, if the donation is a commemorative bench it could be slightly different (color, etc..) but in the same style that is established in the area.
4. Requests to donate assets or name facilities typically are made in a way that honors a certain person in a place that is meaningful to that person; however, these requests and items aren't typically planned in City master planning documents nor department maintenance schedules. Given this reality, would it be acceptable to limit the places where assets will be installed? The consensus was yes. Staff will bring back something to address life cycles of those items being dedicated.
5. Historically, requests to donate assets to be placed on public property, are made by residents and organizations at inconsistent intervals (i.e. some months staff may receive no requests, two requests, or many requests), which can make it difficult for staff to respond in a timely, organized way about what is acceptable and when and how the asset will be accepted. Given this reality, would it be acceptable to create certain limited, regular time periods when applications are accepted or when assets are installed? The consensus was yes.

Mayor Reazin suggested samples or pictures of the different items to see before making a decision on what will be accepted. Commissioner Bruce suggested annually picking a project and those that donate will have their name placed on a plaque.

Included in the policy should be direction on how to handle those ideas from citizens that are not included in the donation policy.

Mayor Reazin brought the meeting to order at 8:39 pm.

Commissioner Bruce moved to adjourn, motion seconded by Commissioner Born, all ayes, motion carried, 5-0.

Meeting adjourned at 8:40 pm.

Tim Reazin, Mayor

Pam Schmeck, City Clerk



Agenda Statement

Date: January 27, 2020
To: Mayor, Vice Mayor and City Commissioners
From: Pam Schmeck, City Clerk
Re: Lawrence Humane Society animal sheltering service agreement

Background

Dogs found to be running at large are impounded for three days at a facility inside the public works compound. After three days, if the city is unable to locate the owner of the dog or if the owner is unwilling/unable to retrieve the dog, the city may take the dog to the LHS for sheltering services while it's awaiting adoption.

Enclosed in the packet is a letter and an agreement we received from the Lawrence Humane Society (LHS) informing the city of its desire to update current agreements and sheltering fees. The city hasn't had an increase in fees charged by the LHS in years. Currently, the fee is \$40 and will increase to \$200.

Last year the cost to surrender nine dogs to LHS was \$360. The same number of dogs sent to LHS in 2020 would cost \$1800.

Staff recommends approval of the agreement.

Budget Impact – Assuming the same number of dogs are sent to LHS in 2020, the increase to the line item would be \$1,440.

City Manager Approval – N/A

Recommended Commission Action

Suggested Motion: I move to approve the Lawrence Humane Society agreement and authorize City Manager Barack Matite to execute the agreement.



City of Eudora
Attn: Animal Control
840 Main St
Eudora, KS 66025

Dear Sir/Madam,

The Lawrence Humane Society (LHS) and the City of Eudora (City) have a contractual arrangement that controls the terms under which the City can transfer animals in its possession to LHS. This agreement, however, dates back several years and does not reflect the appropriate current costs for such an arrangement based on today's costs and standards. Therefore, as provided in that agreement, we are updating the agreement to reflect our new rate structure. Please review, sign and return this agreement LHS. Under the terms of our current agreement, LHS has the right to update our rates with 30 days' notice. The rate in effect in our current agreement will remain in effect until February 1, 2020 and the new rate structure will take effect at that date. If you have any questions regarding this please do not hesitate to contact me directly.

Very truly yours,

Kirk Putman

Interim Executive Director

I can be reached at (785) 371-0525 or email at kputman@lawrencehumane.org



AGREEMENT
for
ANIMAL SHELTERING SERVICES

This Agreement is entered into between the City of Eudora ("City"), Kansas and the Lawrence Humane Society, Inc., (the "LHS") for the housing of animals.

I. SCOPE

1. The City periodically needs to take animals found at-large to the LHS for shelter or disposition after holding them for at least three (3) consecutive days. The LHS agrees to receive animals from the City, provided the animals have been held for at least three (3) consecutive days before transfer to the LHS.
2. Subject to the exclusions in this Agreement, the City may bring the LHS animals that are the property of the City by way of seizure for violations of the Eudora City Code or Kansas Statutes Annotated, e.g. animal cruelty, provided the animals have been legally surrendered by the owner to the City, or disposition has been ordered by a court of competent jurisdiction. The City shall be the legal owner of these animals before any animal is transferred to the LHS.
3. The scope of this Agreement does not cover cases where animals may be brought to the LHS by residents of Eudora, KS, for any reason. In such cases, if the LHS agrees to take such animals, fees shall be assessed to the person surrendering the animal.
4. The scope of this Agreement does not cover animals seized for violations of the vicious or dangerous animal section of the Eudora City Code, regardless of the disposition of the case or the animal.
5. The scope of this Agreement does not cover animals required to be confined for rabies quarantine under K.A.R. 28-1-13.

II. RATE & PAYMENT

The rate shall be a flat fee of two-hundred dollars (\$200.00) per animal. The LHS shall provide the City with an invoice on a quarterly basis. The City shall remit payment within thirty (30) days of receipt of the invoice. If the LHS wishes to propose a rate higher than two hundred dollars (\$200.00), such proposal shall be in writing and forwarded to the City at least thirty (30) days prior to the proposed effective date.

III. CONDITIONS

Upon impoundment, a designated representative from the City shall state, in writing, the following:

1. Reason in which the animal was initially impounded, including the section of the city code that was violated;
2. Date the animal became the property of the City prior to impoundment at the LHS, including citation to state statute or city code, or owner surrender form, authorizing ownership;
3. If known, owner name and contact information and any relevant notes or

restrictions on reclaiming the animal by way of adoption;

4. Information or notes about the animal that would aid the LHS in swift disposition of the animal;

5. City shall scan the animal for a microchip before bringing the animal to the LHS. The animal shall be accompanied by the microchip number, owner's name, and the demonstrated attempt(s) to contact the owner; and

6. LHS will not accept any aggressive, ill, or severely injured animals, and reserves the right to refuse any animal brought to the LHS by the City.

The LHS agrees to take permanent possession of animals brought to the LHS for the purpose of adoption, transfer, or humane euthanasia pursuant to the terms of this Agreement.

IV. TERMINATION

This Agreement will remain in effect until terminated by either party. Either party may terminate this agreement at any time upon giving a minimum of ninety (90) day written notice to the other party.

IN WITNESS WHEREOF the parties have hereunto set their hands this 11 day of December, 2019.

City of Eudora Kansas

Printed Name and Title



Lawrence Humane Society

Kirk Putman, Interim Executive Director

Printed Name and Title



Agenda Statement

To: Mayor and City Commissioners
From: Barack Matite, City Manager
Date: Monday, January 27, 2020
Re: Eudora Community Library Board Member Appointment

Background

In 2019, Senate Bill (SB) 59 passed the Kansas Legislature and was signed by Governor Kelly thus creating the Eudora Community Library District Act. The bill allowed the City of Eudora to continue being part of the library district previously established by the City of Eudora and the Eudora Township. A summary of the bill is attached for your review.

Following the passage of SB 59, both the governing bodies of Eudora Township and City of Eudora adopted Resolution 2019-04. This was the joint resolution establishing the Eudora Community Library District to replace the Eudora Township Library Board. The resolution is attached for your review as well.

Per Resolution 2019-04, if there is a board vacancy position for an unexpired term on the Eudora Community Library Board, the City Commission shall fill that vacancy by appointing a qualified successor.

Eric Magette, Library Board President, informed Mayor Reazin and I that Amber Jackson resigned from the board. Mike Keltner has been recruited to fill Ms. Jackson's position and complete the remainder of her term. According to Mr. Magette, Mr. Keltner has been involved with the Library's Capital Campaign, frequents the Library and has previous experience serving on a library board. He believes Mr. Keltner's experience and love for libraries make him a good candidate for the appointment and requests the governing body appoint him to the Eudora Community Library District Board.

Budget Impact – N/A

City Manager Approval – N/A

Recommended Commission Action:

Suggested Motion: I move the City Commission appoint Mike Keltner to the Eudora Community Library District Board.

RESOLUTION 2019-04

A JOINT RESOLUTION ESTABLISHING THE EUDORA COMMUNITY LIBRARY DISTRICT TO REPLACE THE EUDORA TOWNSHIP LIBRARY BOARD.

WHEREAS, the City of Eudora, Kansas (the "City"), and the Eudora Township (the "Township") have previously established the Eudora Township Public Library (the "Library") pursuant to the provisions of the township library act, K.S.A. 12-1218 *et seq.*, which Township Library has been maintained through the Eudora Township Public Library Board (the "Library Board");

WHEREAS, pursuant to K.S.A. 15-104, cities of the third class are a part of the corporate limits of the townships in which they are situated, whereas pursuant to K.S.A. 80-1404, cities of the first and second classes are excluded from townships;

WHEREAS, at the time the Library was established, the City was a city of the third class, but, in 2011, became a city of the second class and, therefore, is no longer considered within the corporate limits of the Township, such that the status of the Library became unclear;

WHEREAS, in 2019, the Kansas Legislature passed, and the Kansas Governor approved, Senate Bill No. 59, known as the Eudora Community Library District Act (the "Act"); and

WHEREAS, this joint resolution is made pursuant to the provisions of the Act in order to establish the Eudora Community Library District (the "District").

NOW, THEREFORE, BE IT JOINTLY RESOLVED BY THE GOVERNING BODY OF THE CITY OF EUDORA, KANSAS, AND BY THE EUDORA TOWNSHIP BOARD, AS FOLLOWS:

Section 1. The above recitals are incorporated by reference as if fully set forth herein.

Section 2. The City and the Township, pursuant to the Act, hereby create and establish the District. The District shall mean and include all territory located within the boundaries of the City and the Township.

Section 3. The District shall be governed by a library district board (the "District Board"). The District Board shall replace the existing Library Board. The District shall maintain the Library at the discretion of the District Board.

Section 4. The District Board shall consist of five (5) directors who shall be qualified voters of the District; provided, that those appointed members of the Library Board shall continue in their offices as directors of the District Board through their respective terms as would have been in effect for the Library Board, and until their successors are qualified as provided herein.

(a) As to the one (1) District Board director whose appointed term expired in 2019, as soon as reasonably practicable after the date of this Joint Resolution, the City Commission of Eudora, Kansas, shall appoint one (1) director who shall serve for a term expiring upon qualification of such director's successor as provided herein. As to the one (1) District Board director whose appointed term expires in 2020, such director shall continue in his or her office, and his or her term shall be deemed extended, until his or her successor to such office is qualified as provided herein.

(b) On the first Tuesday in November 2020, there shall be elected two (2) District Board directors to replace those two (2) appointed directors, and the two (2) candidates for District Board director receiving the highest votes shall be declared elected for a term of four (4) years each, with their terms to commence on the second Monday of January 2021. Notwithstanding the foregoing, a vacancy in either of such two (2) appointed positions on the District Board prior to expiration of the such appointed terms, and prior to qualification of the successors as described in this subsection, shall be filled by appointment for the unexpired terms by the City Commission of Eudora, Kansas.

(c) As to those three (3) District Board directors whose appointed terms expire in 2022, such directors shall continue in their offices, and their terms shall be deemed extended, until their respective successors to such offices are qualified as provided herein. On the first Tuesday in November 2022, there shall be elected three (3) District Board directors to replace those three (3) appointed directors, and the three (3) candidates for District Board director receiving the highest votes shall be declared elected for a term of four (4) years each, with their terms to commence on the second Monday of January 2023. Notwithstanding the foregoing, if there is a vacancy in any of such three (3) appointed positions on the District Board prior to expiration of the such appointed terms, and prior to qualification of the successors as described in this subsection, such vacancy shall be filled as follows:

(A) The first vacancy shall be filled by appointment for the unexpired term by the City Commission of Eudora, Kansas;

(B) The second and third vacancies shall be filled by appointment for the unexpired terms by the Eudora Township;

(C) Provided, that if there is a subsequent vacancy in a position previously vacated prior to expiration of such appointed term, and then filled, the subsequent vacancy shall be filled by appointment for the remainder of the unexpired appointed term by that of the governing bodies that filled the vacancy initially.

Section 5. After elections as provided in Section 4 above, directors shall continue thereafter to be elected for terms of four (4) years each, staggered such that two (2) directors are elected in 2024 and every four (4) years thereafter, and that three (3) directors are elected in 2026 and every four (4) years thereafter. Elections shall be held on the first Tuesday in November, with terms to commence on the second Monday of January following such election, and expiring on the second Monday of January of the fourth year following the commencement of such terms. Elections shall otherwise be held at such times, and in the same manner, as regular general elections for the City Commission of Eudora, Kansas.

Section 6. Except as provided in Section 4 above, vacancies in the District Board accruing by death, removal, resignation or otherwise shall be filled for the unexpired term by appointment made by the chairperson of the District Board, by and with the endorsement and approval of a majority of the remaining directors, and shall be for the unexpired term in like manner as the original elections.

Section 7. Directors serving on the District Board shall receive no compensation but shall be reimbursed for their actual and necessary expenses in attending meetings and in carrying out their duties as directors.

Section 8. The District and the District Board shall otherwise operate as provided in the Act, as amended.

Section 9. This Joint Resolution shall take effect upon adoption by the governing bodies of the City and the Township. A copy of this Joint Resolution shall be filed with County Clerk of Douglas County, Kansas.

[Signature Pages Follow Directly]

CITY OF EUDORA, KANSAS

Adopted this ____ day of _____ 2019, by the governing body of the City of Eudora, Kansas.

APPROVED:

By: _____
Tim Reazin, Mayor

ATTEST:

Pam Schmeck, City Clerk

EUDORA TOWNSHIP

Adopted this ____ day of _____ 2019, by the governing body of the Eudora Township.

APPROVED:

By: _____

Printed Name: _____

Title: _____

ATTEST:

By: _____

Printed Name: _____

Title: _____

Eudora Library District; SB 59

SB 59 creates the Eudora Community Library District Act, which allows the city of Eudora to continue being a part of a library district previously established by the City of Eudora and the Eudora Township.

The bill defines the following terms:

- “Eudora community library district” (District) to mean all territory located within the boundaries of the city of Eudora and the Eudora township; and
- “Board” to mean the board of the District appointed pursuant to the provisions of this act.

Under the bill, the District is created *via* the adoption of a joint resolution by the governing body of the City of Eudora and the Eudora Township board. The bill requires the joint resolution include the following provisions:

- The District board is appointed as provided in the joint resolution;
- The District board replaces the Eudora Township Library Board; and
- The District maintains the Eudora Township public library at the discretion of the District board.

The bill requires all contracts previously entered into by the Eudora Township Library District be continued by the District and all outstanding bonds, debts, and other obligations of the Eudora Township Library District become the responsibility of the District.

The bill requires the District to be governed by a library district board (board). The board will consist of five directors, who must be qualified electors of the District. The terms of office for the directors are to be established in the joint resolution. The board members appointed by the Eudora Township Library Board will continue to serve in their offices as directors of the board until their respective terms expire and their successors are appointed by the City of Eudora and the Eudora Township, as provided in the joint resolution. Directors will not receive compensation, but they will be reimbursed for actual and necessary expenses required for attending meetings and in carrying out their duties.

The bill requires the directors of the board to organize an election of a chairperson, secretary, treasurer, and other such officers as the board may deem necessary by a majority vote. The board is required to establish the date and place for regular meetings. Special meetings could be called by the chairperson or a majority vote of the board. The bill requires written notice of the timing, place, and purpose of any special meeting to be given to each director at least two days prior to the meeting, and no business other than what is stated in the notice could occur. The bill allows the board to adopt bylaws as the board deems appropriate. The bill requires the treasurer of the District to provide a bond, in an amount determined by the board, and to file such bond with the Douglas County Clerk. The Douglas County Treasurer is

required to pay over all funds collected for the maintenance of the library or libraries in the District to the treasurer.

Under the bill, the District has the power to:

- Enter into contracts;
- Sue and be sued;
- Acquire, hold, and convey real and personal property;
- Make and adopt rules and regulations for the administration of the District;
- Lease a site or sites and lease a building or buildings for library purposes;
- Acquire material and equipment deemed necessary by the board for the maintenance and extension of modern library service;
- Employ librarians and such other employees as the board deems necessary;
- Establish and maintain a library and traveling library service within the District or within any other municipality with which service contract arrangements have been made;
- Contract with other libraries or the governing body of a municipality for the furnishing of library services to the residents of the municipality and contract with any school board to furnish library service to any school library or to use the library facilities of the public school to supplement the facilities of the public library;
- Receive, accept, and administer any moneys appropriated or granted to the District by the state or federal government;
- Receive and accept any gift or donation to the District and administer the same; and
- Make annual reports to the State Librarian, on or before January 31 each year, concerning receipts and disbursements from all funds and statistical information related to library materials acquired or on hand, number of library users, library services available, and other information the governing body requires.

The bill requires library facilities to be free to use by District residents, subject to reasonable rules and regulations as the board may adopt. The bill authorizes the Board to bar any individual who willfully violates the rules. The board is allowed to establish a fee for nonresidents to use library facilities. The board could also exchange books with any other library by such terms as the board prescribes.

The bill authorizes the board to issue general obligation bonds for the purpose of paying the cost of constructing, reconstructing, repairing, remodeling, furnishing, and equipping any library building or additions. General obligation bonds are the responsibility of the District and not of the City of Eudora or the Eudora Township. The bill requires the question of issuing general obligation bonds be submitted to qualified electors of the District.

The board is required to prepare and publish an annual budget.

The board is authorized to levy a tax, not to exceed five mills on all tangible property in the District, to fund the District budget. The tax levy will not be considered a tax levy of the City of Eudora or the Eudora Township. The board has the authority to increase the mill levy for the acquisition, maintenance, and support of a free public library by adoption of a resolution. The bill requires this resolution to be published once a week for two weeks in a county newspaper. The bill requires an election to approve the increase of the mill levy if, within 30 days after the last publication of the resolution, a petition signed by at least 5.0 percent of qualified electors in the District is filed in the office of the county election officer requesting an election on the mill levy increase.



Agenda Statement

Date: January 27, 2020
To: Mayor, Vice Mayor and City Commissioners
From: Pam Schmeck, City Clerk
Re: Appointments to the Planning Commission and Board of Zoning Appeals

Background

The Planning Commission is comprised of seven members. Five of which reside within the city limits of Eudora and two members from the extraterritorial area which means they do not live within the city limits but within Douglas County. The current members of the Planning Commission with expiring three-year terms are Chairman Grant Martin, Jason Hoover, Josh Harger and Dr. Ryan Rock.

Mayor Reazin has been in contact with the Planning Commission members listed above and all members are willing to be reappointed to the position. The new terms will expire in January 2023.

The Board of Zoning Appeals consists of five citizens appointed by the mayor for three-year terms. All members of the BZA must live within the city limits. In 2020, the terms of Chairman Russ Bishop, Allan Buck and John Scott are expiring. Mayor Reazin has been in contact with the members and all are willing to be reappointed.

BZA member Aaron Thakker has recently moved from the city limits and needs to be replaced on the Board. Mayor Reazin will appoint Ron Long as Mr. Thakker's replacement.

Budget Impact – N/A

City Manager Approval – N/A

Recommended Commission Action:

Suggested motion: I move the City Commission approve the Mayor Reazin's appointments to the Planning Commission and the Board of Zoning Appeals effective January 27, 2020.

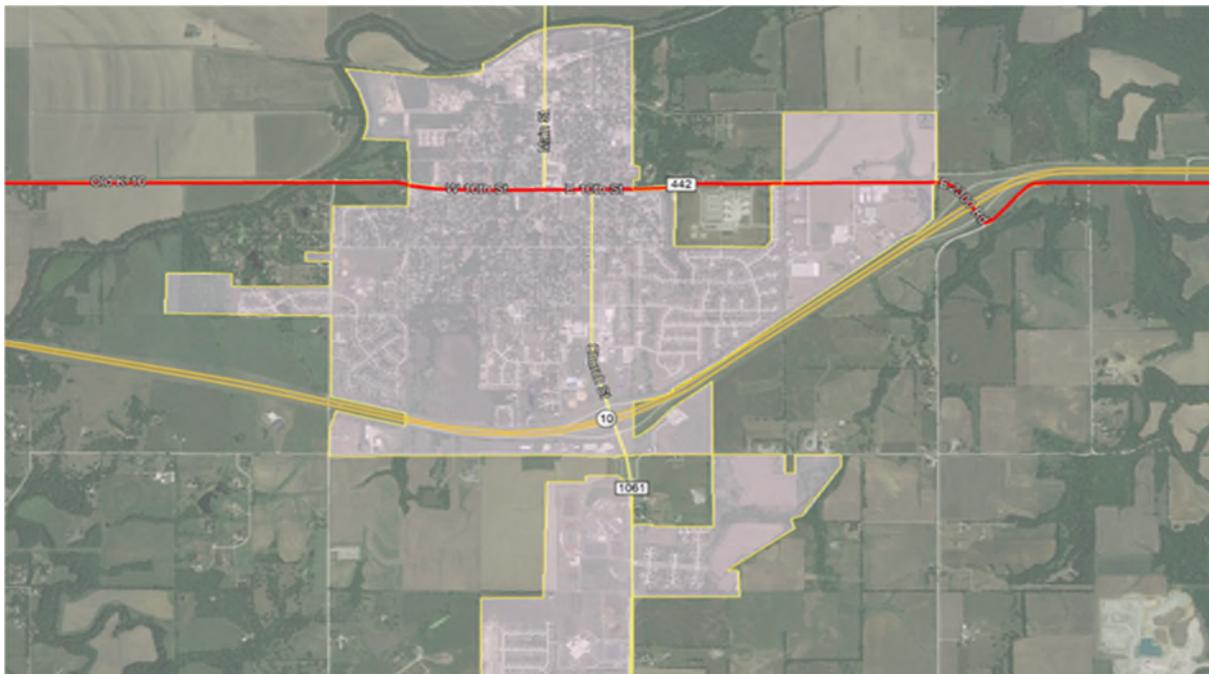
Agenda Statement

To: Mayor and City Commissioners
From: Barack Matite, City Manager
Date: Monday, January 27, 2020
Re: Presentation from Kansas Fiber Network

Background

Since November 2019, City staff has been having discussions with representatives from [Kansas Fiber Network](#). The company's primary products are Broadband Dedicated Internet Access (DIA) and Ethernet Transport via their statewide 100% fiber optic 100g network. Their primary customers include the largest wireless providers and other service providers as well as Enterprise customers in the Government, Education, Medical, & Banking industries. In our discussions with the representatives, they stated that, while they do not provide residential services such as voice or video, they enable fiber based and wireless service providers to provide those residential services.

The company is currently building a fiber optic network between Lenexa and Lawrence and part of their planned route is through Eudora thus the need to access the City's rights-of-way. Below is a map of their planned route.



The city attorney is in the process of drafting a franchise agreement that will be presented at a future commission meeting for consideration. The franchise agreement will grant Kansas Fiber Network access to the city's rights-of-way thus allowing them to install their fiber optic infrastructure. Staff has also had preliminary discussions with the company's contractor and engineer to review the permitting requirements. All parties were pleased with the outcome of those conversations.

Prior to considering the franchise agreement, the company representatives were invited to come before you and introduce themselves and their company. Attached is the presentation they will review at the meeting.

Budget Impact – N/A

City Manager Approval – N/A

Recommended Commission Action: N/A

##



Business Solutions, Network & Service Overview

About KsFiberNet



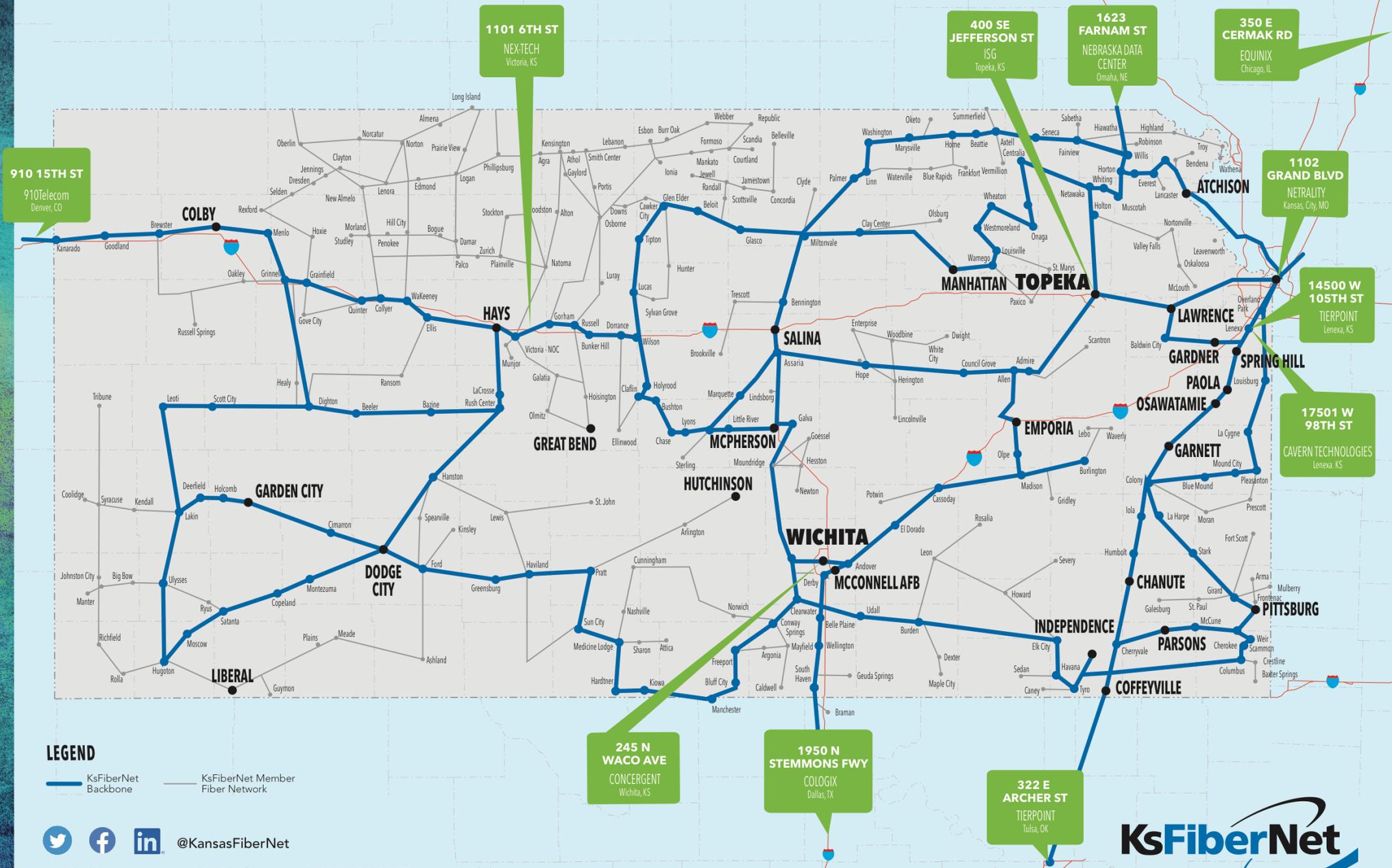
Incorporated in 2009 by 29 independent telephone companies.



KFN is privately owned and operated with offices in Wichita (HQ) and Overland Park.



More than 40,000 connected buildings and 4,000 route miles of fiber throughout Kansas.



LEGEND

- KsFiberNet Backbone
- KsFiberNet Member Fiber Network

@KansasFiberNet

email all requests to: sales@ksfiber.net | 877-492-2555 | www.ksfiber.net
 KFN NOC (855)KFN-HELP or kfnhelp@ksfiber.net



Products & Services



High availability
Ethernet Service



Dedicated
Internet Service



Wavelength
Service



Dark Fiber &
Custom Fiber
Build Projects



Data Center
Connectivity



High Availability Ethernet Service

- Scalable 10 Mbps – 10 Gbps
- Standard protocol and support nearly every application
- Support increasing bandwidth requirements and multiple on-net locations



Dedicated Internet Service

- 10 Mbps through 10 Gb +
- Multiple 10 Gbps upstream Internet providers located in different geographic regions
- Multiple Content Delivery Networks
 - Local content hosting for large internet content providers which improves end-user experience



Wavelength Services

- Linear or Protected Transport Services
- Route diversity
- Express routes/ low latency
- 10 G and 100 G
- LAN-Phy or WAN Phy
- Optical Carrier – OC-3 to OC-192



Dark Fiber & Custom Fiber Builds

- Unlimited bandwidth
- Long-term Indefeasible Right to Use (IRU) or medium/short-term fiber use
- Ring or point-to-point architecture
- The ability for carriers to support their own equipment (macro cell, micro cell, small cell)

On-Net Data Centers



322 E. Archer St
Tierpoint
Tulsa, OK



1102 Grand Blvd
Netrality
Kansas City, MO



350 E. Cermak Rd.
Equinix/Digital Realty
Chicago, IL



1950 Stemmons Fwy
Equinix
Dallas, TX



14500 W. 105th St.
Tierpoint
Lenexa, KS

400 SE Jefferson St
ISG Technologies
Topeka, KS

245 N. Waco Ave
Concergent IT
Wichita, KS

Sales Team

Contact	Title	Email Address	Office Phone	Cell Phone
Jesse Goble	Wholesale Account Manager	jgoble@ksfiber.net	913-213-2936	816-832-6549
Tiernan Good	Enterprise Account Manager	tgood@ksfiber.net	913-258-0474	913-258-0474
Cara Walker	VP of Sales	cwalker@ksfiber.net	785-826-0606	785-825-0606

2019 Network Performance

99.998%

Network Availability

99.999%

25 seconds of
downtime per month

99.995%

2 minutes of
downtime per month

99.999%

4 minutes of
downtime per month

Service

On-Time 95% in 2019
Delivery

On-Net

15-30
days

Near-Net

45-60
days

Last Mile Build

60-90
days

Complicated Build

90-120
days

Bandwidth
Upgrades or
downgrades

5-10
days

For technical issues, performance degradation, or outages, contact KsFiberNet's

Network Operations Center

(855) 536-4357 | Kfnnoc@ksfiber.net



- Monitor operations of all backbone links and network devices
- Ensure continuous operations of KFN client services
- Troubleshoot all network-related problems

Planned maintenance requires a 10 day minimum notice | Emergency maintenance is as needed
Maintenance window: 12:00 a.m. — 6 a.m.

KFN Goals & Values



Dedicated to strengthening communities—bridge the digital divide



Deliver customer-centric solutions with superior service

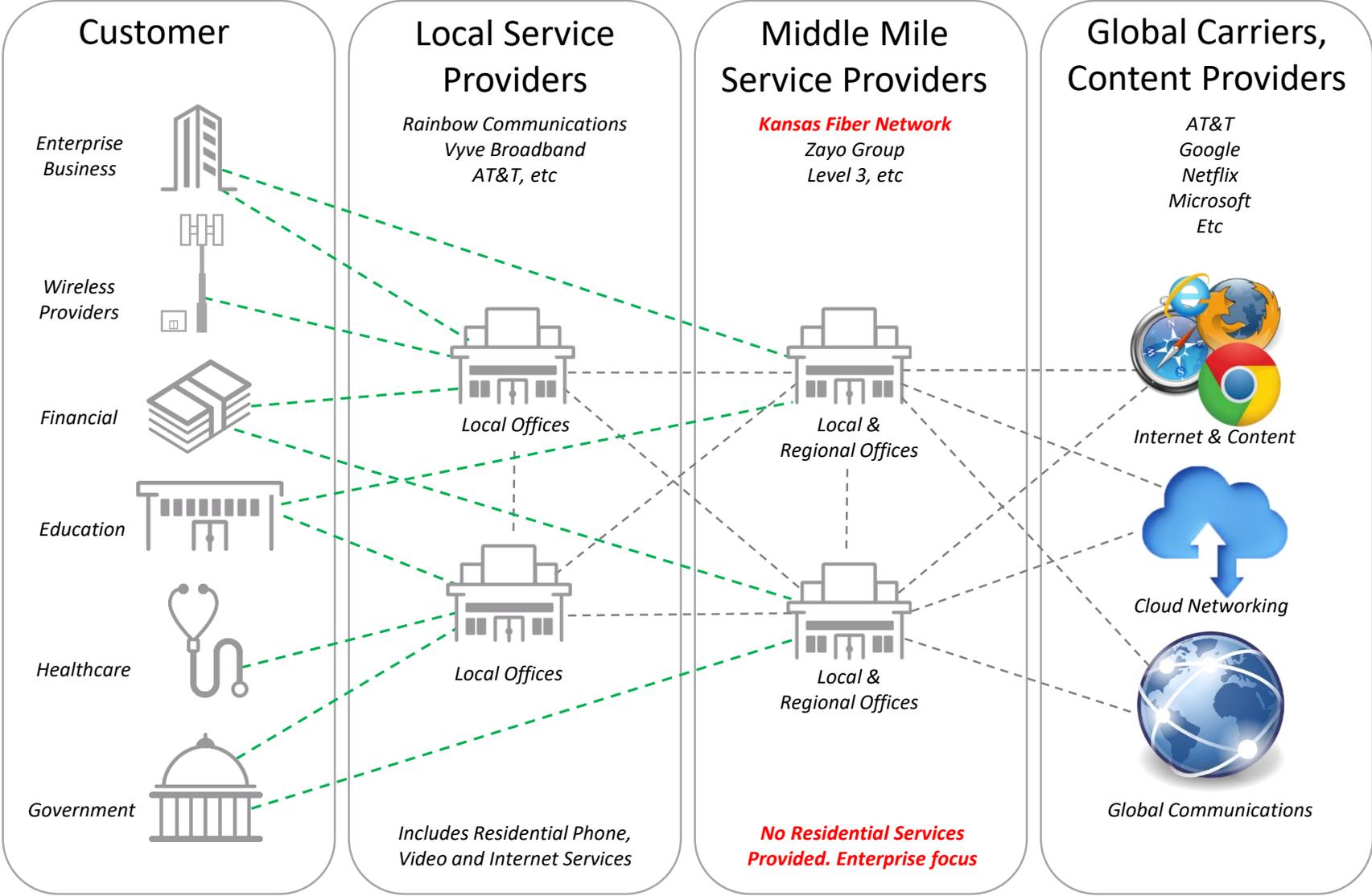


Be easy to do business with



Be a trusted partner focused on customer success

Where We Operate



KsFiberNet and our 29 Members

Serving the state of Kansas and beyond.

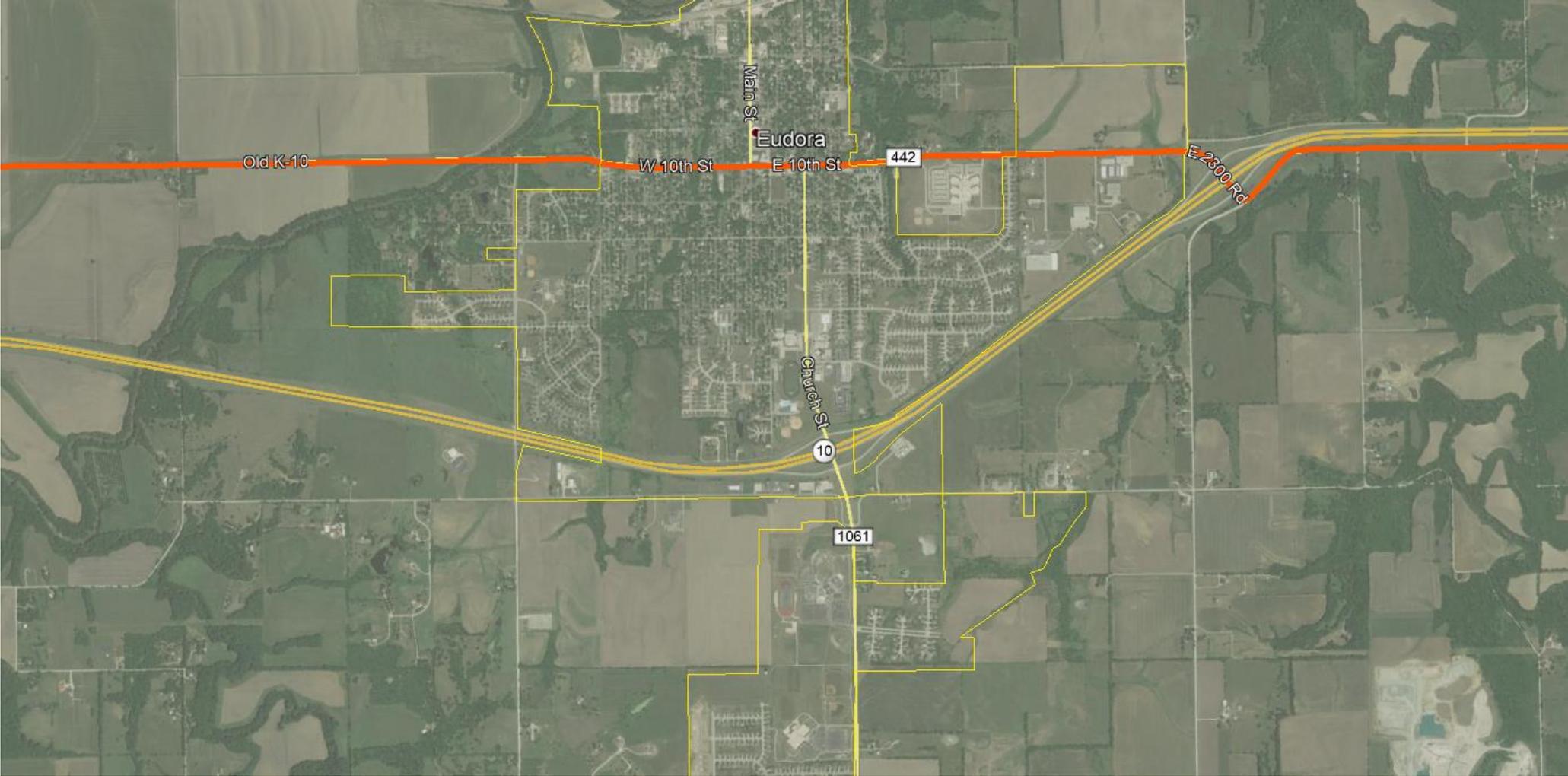


TWIN VALLEY



KsFiberNet

City of Eudora Proposed Route



Memorandum

To: Mayor and City Commission
From: Ben Terwilliger, Executive Director, Eudora Area Historical Society
Date: January 27th, 2020
Re: Updates from the Eudora Area Historical Society

Background

According to the “Memorandum of Understanding” executed between the City of Eudora and the Eudora Area Historical Society (EAHS), the Executive Director of the EAHS is required to present to the Mayor and City Commission twice annually. This presentation will be the first of two in 2020.

The Eudora Area Historical Society (EAHS) was first established in 1980 to “preserve and maintain the history of the city and township of Eudora and the surrounding communities of Clearfield, Fall Leaf, Hesper, Prairie Center and Weaver.” The Eudora Community Museum was opened by EAHS volunteers in the old Eudora Middle School building in 2004. In 2011, the City of Eudora hired Ben Terwilliger to serve as the first (and to date only) professional employee to work with the EAHS. In 2013, Douglas County provided additional funding to the EAHS which enabled Ben Terwilliger to become a full-time employee. In 2014, the EAHS became a registered 501c3 with the IRS. In 2015 the EAHS began operation of the Eudora Community Museum at the historic 720 Main Street in downtown Eudora.

Staff Comments

(1) EAHS Overview:

The primary goal and focus of the EAHS in 2020 has been the same goal and focus of recent years. Our main focus, our primary responsibility as an organization is to preserve our history, our culture, and our identity. As an organization, we strongly believe that understanding your community’s history helps foster civic pride and strengthens ones relationship with his/her community. If we lose our history, we lose our identity. Therefore, all of our actions and projects reflect these larger goals.

(2) 2020 EAHS Board of Directors:

The following people have been elected to the EAHS Board of Directors in 2020:

Officers:

President: Waylon Ziesenis (joined 2019)
Vice President: Benny Dean (joined Board 2013)
Treasurer: Kelly Jones (joined Board 2019)
Secretary: Stephanie Jones (joined 2017)

Area Directors:

Clearfield: John More (joined Board 2010)

Eudora: Debbie Carden (joined 2014)
Fall Leaf: Sheri Flory (joined Board 2020)
Hesper: Jim Harris (joined Board 2004)
Prairie Center: Pennie Neff (joined Board 2016)
Weaver: Steven Neis (joined Board 2002)

The current members of the EAHS Board are more active, and younger than previous Board members. When Ben Terwilliger first started working with the EAHS in 2011, the Board was older, less active, and generally, the Board members were not interested in contributing to the operations of the EAHS. This has changed. The current EAHS Board members have many new ideas, and a higher willingness to help contribute and work towards the operations of the EAHS. This is a highly positive development. It will be the job of the Executive Director (Ben Terwilliger) to help unite the Board, and to focus their work. Ben will strive to help keep the Board focused and productive. Ben will also strive to motivate the Board to spend the necessary time and effort to achieve some of their goals for the museum.

(3) 2020 Museum Visitation, Programs and Events:

The Eudora Community Museum welcomed a steady stream of visitors to the museum in 2019. Between January 1 and December 31, 2019, the Eudora Community Museum has welcomed 1,761 visitors. 2019 was our third best year ever for visitation. The EAHS has hosted six regular historical programs in 2019. The purpose of these programs is to give a platform for a wide variety of historians to share their knowledge on specific topics relating to the history of the Eudora Area. These programs are free and open to the public. The combined attendance of our six programs in 2019 was 250. For the first time ever, the EAHS live-streamed on Facebook a program, the program that we hosted in November of 2019. The program is still viewable on Facebook, and has been viewed by over one thousand people. Our January 2020 program was also live-streamed on Facebook. We will likely continue to live-stream programs in the future, to reach as wide of an audience as possible. The EAHS will host a total of six programs in 2020.

In 2020, the EAHS will celebrate the 40th anniversary of the establishment of the EAHS. Fern Long and others first founded the EAHS in 1980. We plan to host party and a program celebrating the “40th Anniversary of the EAHS” in September of 2020. We plan to host the party portion at the museum, to show the public the last remaining areas of the museum that have been totally rehabbed. At this party and program, we will unveil the “donor plaque” commemorating all of the people and organizations that contributed money, and volunteered labor, towards the rehabilitation of 720 Main Street.

From May until October of 2019, the EAHS hosted a temporary exhibit displaying the fantastic paintings of Kansas artist Eva Lankhorst. We hope to continue to host temporary exhibits in the future. For the first time ever, the EAHS hosted classes from the Osher Institute in 2019, the classes were on the “Presidential Assassins.” We will host Osher classes again in 2020, the topic for the upcoming Osher classes is the “History of German Immigration in Kansas.” This topic is a highly appropriate topic for our museum and community to host, as Eudora is a German immigrant community. The classes will be taught by KU Professor Dr. Bill Keel. The EAHS was also happy to participate in downtown Eudora activities, including Eudorafest and Trunk or Treat.

(4) Collaboration with Eudora Schools:

Around 250 children visited the museum in 2019 through field trips, and youth groups. The entire 3rd grade from Eudora Elementary School visited the museum in 2019 for field trips, which included activities at the museum and a guided walking tour of downtown Eudora. We adore sharing our museum with Eudora's children, and they love visiting us just as much! Please refer to Attachment III to view some of the adorable "Thank You" notes some of the students wrote to the EAHS after their visit. Two 3rd grade teachers from Eudora Elementary were also happy to share their delight with the field trips:

3rd Grade Teachers Comments on 2019 Field Trip to the Eudora Community Museum:

Peggy Johnson <peggyjohnson@eudoraschools.org>

Thu, Sep 26, 6:58 PM

Dear Mr. Ben,

Thank you so much for the walking tour of our community. The kids had a grand time! When we returned to class and talked about the tour, they seemed a bit more proud of their town. Of course they loved the Eudora pins! Thank you so much for the photographs! Attached are the photos we took.

Respectfully,

Peggy Johnson

Staci Mann <stacimann@eudoraschools.org>

Sep 26, 2019, 6:36 PM

Hi Ben-

Thanks for sending pictures!

We had a great time and enjoyed this trip!

-Staci

The EAHS is also thrilled to start collaboration with a 4th grade class at Eudora Elementary School! 4th Grade Eudora Elementary School teacher Lindsey Chestnut and her students are collaborating with the EAHS in 2020 to make a living "Wax Museum" of historical Eudora figures. The students were given a list of important historical figures from Eudora History. Historical Eudora figures range from Eudora Fish (the namesake of the community) to Ruth Hughs (the community's first female Mayor). Every student selected a historical Eudora figure. The student will then research and write about the life of the person they selected. They will also dress up as the historical Eudora person they have selected, and will present their figure as a living "wax figure" at a yet to be announced public program. This is an amazing opportunity for the EAHS to teach the children of Eudora more about the history of their community. This is also a great opportunity for the students in Ms. Chestnut's class to learn new skills, like researching and writing about historical topics and people.

(5) EAHS Facebook, Social Media and Web Presence:

The EAHS is proud to have a strong presence on social media (Facebook, Twitter, Instagram). The EAHS currently has 2,550 followers on its Facebook page. Our Facebook page is by far one of the most popular and most followed in Eudora. Our Twitter page has 362 followers, our Instagram has 349 followers. Our social media posts are viewed by thousands of people each week. Our total number of followers on all social media platforms is: 3,261. The number of our followers on Facebook increased 23%, or, we gained around 500 followers in 2019.

The fact that our social media is so popular is a testament to how much the Eudora community loves and cherishes its own history. The Eudora community has a strong interest in its history, in preserving history, in our museum and in our social media. The Eudora community craves information on the history of the community, and we are happy to meet the demand.

(6) EAHS Membership:

As of 01/01/2020, the EAHS has 209 total members. The EAHS has 54 life-members and 155 non-life members. When 2019 began, the EAHS had 167 members. We have gained 42 new members in 2019. We have also gained a record-breaking amount of life-memberships in 2019. When 2019 began, we had 37 life-members. We now have 54 life-members! Life-memberships are very important sources of revenue for the operations of the EAHS. A life-time membership to the EAHS is \$200. While regular annual membership dues are \$10. However, a majority of our non-life members contribute more than \$10 a year in membership dues. Many members pay \$20, \$30, even \$50 a year in membership dues. They are not required to pay more than \$10, but, they pay more than \$10 because they appreciate and value the EAHS and all the hard work we do.

Income from EAHS Membership Dues per Year:

<u>Year</u>	<u>Total</u>	<u># of life</u>	<u>Non-life dues</u>
2010	\$160	Life (0): \$0	Non-life dues: \$160
2011	\$286	Life (1): \$100	Non-life dues: \$186
2012	\$124	Life (0): \$0	Non-life dues: \$124
2013	\$791	Life (2): \$200	Non-life dues: \$591
2014	\$1,170	Life (3): \$600	Non-life dues: \$570
2015	\$1,495	Life (1): \$200	Non-life dues: \$1,295
2016	\$1,150	Life (2): \$400	Non-life dues: \$750
2017	\$4,065	Life (10): \$2,000	Non-life dues: \$2,065
2018	\$3,140	Life (9): \$1,800	Non-life dues: \$1,340
2019	\$5,905	Life (15): \$3,000	Non-life dues: \$2,905
2020	TBD	TBD	TBD

(7) EAHS Finances:

EAHS Banking Account Balances as of 01/22/2020:

Grant (Building Rehab):	\$15,662.49
Savings (Endowment):	\$4,021.79
Checking (Operations):	\$1,084.21

Total funds: \$20,768.49

2020 County Valuation of 720 Main Street:	\$251,050
Amount 720 Main Street is insured for:	\$434,000 (replacement cost of building)

The EAHS has three banking accounts that are utilized for three different purposes. The EAHS Checking Account is used to finance the operational costs of the EAHS. The EAHS Grant Account is used to finance the large ongoing projects of the EAHS, which includes the rehabilitation of 720 Main Street and the future creation of the museum’s new “main exhibit gallery.” There is also an EAHS Savings Account that has not been used for years, and essentially serves as the museum’s Endowment.

The EAHS had two very successful fundraisers in 2019. Between the two 2019 fund-raisers, we were able to raise \$14,196 for the EAHS! \$14,196 is by far the most we have ever raised through private fundraisers in a single year!

The first major fund-raiser we undertook in 2019 was a mailer campaign to raise funds for some of our recent improvements that we made at the rear of our museum property. We hoped to make maybe a couple of thousand dollars from this fundraiser, but, we made \$8,770! 88 individuals donated to this project. All of the funds we raised from this fundraiser helped offset some of the \$20,000 we spent on the rear improvements.

Our second successful fundraiser was held at BlueJacket Crossing Vineyard & Winery on November 2nd. We had 94 tickets available to sell for the event. Tickets were \$30 each. The event sold out. We were able to generate approximately \$5,426 in profit from this event! "Bluejacket's Crossing Winery" very generously let us host the event at their site for free. We had dozens of very generous people donate items for the exciting live-auction and silent-auctions that we had at the event. Lots of volunteers worked very hard to make the event a success. Leading volunteers on this project were Stephanie Jones, Debbie Carden, and Pennie Neff. The food at the event, which was amazing, was provided by the culinary students from Eudora High School. Plenty of wine was consumed, and lots of fun was had by all. We hope this kind of an event can become an annual tradition for the EAHS!

The EAHS finished all of the rehab work that we pledged to do in our 2018 City of Eudora Main Street grant. Therefore, Ben submitted the final grant paperwork to the City to close out the grant. The City promptly issued us a check for the full reimbursement amount, \$7,500. We are extraordinarily grateful for the grant funding from the City!

Ben Terwilliger proposed creating a larger Endowment for the EAHS at the previous EAHS Board meeting in December of 2019. The proposed new Endowment would combine all of the non-restricted funds that were raised, but went unused, for the rehabilitation of 720 Main Street. The amount of unused non-

restricted rehabilitation funds could be as high as \$30,000 by the end of 2020, provided we manage to get grants to pay for the upcoming 2020 rehabilitation costs. We still have remaining rehabilitation work to do at the museum; we plan to apply for grants in 2020 to fund those costs. The unused rehabilitation funding, and the EAHS Savings account (\$4,021) would be combined and invested into a very conservative Mutual Fund. It is possible the amount invested in the conservative Mutual Fund could be over \$34,000 by the start of 2021. Ideally, the EAHS would then begin to earn additional funding from the Mutual Fund investment. The EAHS is only in the discussion phases of this plan, but, it is my intent to pursue this plan for a larger Endowment in 2020. The purpose of this larger Endowment, would be to serve as a safety-net for the EAHS. The Endowment could be used to help fund the operations of the EAHS if funding in any areas to the EAHS is cut or eliminated.

Attached Financial Documents:

1. Please refer to Attachment I with this Memorandum to view the 2020 EAHS Operational Budget.
2. Please refer to Attachment II with this Memorandum to view the investments that have been made into the Eudora Community Museum property at 720 Main Street.

(8) Core Exhibit:

The EAHS made great progress on the development of our museum's "core exhibit" in 2019! A "core exhibit" is essentially the main exhibit of any museum. In our case, it will be the exhibit that covers the entire History of Eudora. Currently, our museum is home to many small exhibits that cover the history of Eudora. These small exhibits were developed over the course of decades, and made with virtually no Budget. Our museum's current exhibits appear in the museum randomly; there is no chronological or thematic order to our museum's exhibits. Our new core exhibit will change all of that. The core exhibit will be arranged chronologically and thematically. It will be professionally designed and manufactured. It will completely transform the visitor's experience at our museum. All visitors to the museum will be able to learn and experience the entire history of the Eudora Area from our new core exhibit.

In 2019 we narrowed down some of the main stories/topics that our "core exhibit" will focus on, including: the History of the Shawnee tribe, Paschal and Eudora Fish, the Civil War and Eudora, the German settlement of Eudora, the Oregon Trail and Eudora, the Sunflower Army Ammunition Plant and Eudora, the History of the CPA Picnic, and the history of the Pilla family. We selected these topics based on extensive public input. We will address dozens of other topics and stories of course. The first part of the "core exhibit" we will finish will focus on the History of the Sunflower Plant and Eudora. We spent a lot of time in 2019 working with three very talented students in KU's Museum Studies Master's Program to research, write and design the part of the exhibit that will cover this very important topic.

(9) State/National Register in the Eudora Area:

The Brender House (2139 N 1300 Road), and the historic Delaware Cemetery (north of Eudora) are two Eudora Area properties that have been added to the Kansas State Register of Historic Places in 2019! In 2012, only one property in the Eudora Area was listed on the State/National Register, the Pilla House (614 Main Street). Since 2012, we have helped increase the number of Eudora area properties listed on the State or National Register to from one to seven. There are also efforts underway to add two additional Eudora properties to the National Register, the 1864 Holy Family Catholic Church, and 714 Main Street. We strongly encourage everyone who owns an historic property in the Eudora area, to consider adding

their property to the State or National Register! The State/National register helps ensure the preservation of our historic buildings. The EAHS is committed to promoting the benefits of the State/National Register. We are also committed to helping local property owners through the process of applying for the State/National Register. The EAHS is also willing to help the property owners research the history of their house. However, we do encourage property owners interested in the State/National Register to consider hiring a professional nomination writer to write the actual nomination.

(10) Miscellaneous Updates:

The 2020 EAHS Newsletter has been created and mailed to all EAHS members and supporters. It has also been distributed around the County, uploaded to our website, and shared on our social media. It included a stamped/addressed envelope, which, we hope will encourage further donations. We also accept donations online. We were very successful at selling ad space in the 2020 Newsletter. We should earn \$765 from ad space!

The EAHS commends the Eudora City Commission on their application for a Community Development Block Grant that would allow for improvements at 701 Main St. (Pilla building)!

In August of 2019, Kansas City Public Television (KCPT) show “Flatland” published a story about Paschal and Eudora Fish. “Flatland” visited the museum, the Paschal/Eudora Fish statue and interviewed Executive Director Ben Terwilliger. This opportunity provided good publicity for the Eudora Community Museum and Eudora.

Eudora resident Michael Schopper donated the Schopper family trunk to the EAHS, it is now on display at the museum. The trunk was in Eudora’s Schopper family for many generations. The trunk was used by the first “Mihael Scoper” when he immigrated to Eudora from Germany in the late 1800s. This trunk is the perfect symbol of the Eudora community, a German immigrant community. Trunks like this one were obviously used by immigrant families when they left their homelands for the Eudora community.

(11) Recently Completed Museum Rehabilitation Work:

We continue to make great progress on rehabbing the southern portion of our second story. Our all-star volunteers Benny Dean and Bill Gordon, as well as EAHS staff (Ben Terwilliger) have performed most of the work. The following improvements have been made to the second story, southern portion since August of 2019:

720 Main Street Rehab Updates:

1. Benny/Bill finished installing the fir wood floor on the 2nd story, southern portion.
2. The new grass planted behind the museum in the Fall of 2019 turned out green and well.
3. A-Team Construction installed a metal gate on the south side of the building, and a new threshold at the front door, to make the front entrance smoother and more accessible.
4. Tim Summers was paid \$1,900 to put 3 coats of stain on the new flooring in the 2nd story south. Tim was also paid \$1,680 to fix a number of problems in the addition. The wood stairs in the addition were not secure, and they were not measured properly, there were gaps at the ends. Tim redid all the stairs. And he put 3 coats of stain on the wood floors of the addition. It looks

much better! Tim also repaired the lower portion of the steps in the addition to make them code compliant in 2018.

5. New EAHS President Waylon Ziesenis and his brother fixed a leak on the roof of the museum. There was a leak on the roof, where a pipe boot made a hole in the roof. Waylon and his brother took out the defective pipe boot, and installed a new one. The roof no longer leaks.
6. Benny/Bill finished installing all of the trim on the 2nd story southern portion.
7. Benny/Bill finished rehabbing the siding on the north wall of the 2nd story south.

In 2019 the EAHS completely rehabbed the rear portion of the property. In 2019, we installed a concrete deck, ramp, sidewalks, parking-spots, grass, new downspouts, handrails, a new gate, and a million other things! As a result of our work, our rear exit is now totally safe and ADA compliant. We were given grant funds from the Douglas County Heritage Conservation Council (HCC) in the amount of \$6,900 in 2019 to help with some of the cost of these projects. To date, the HCC has awarded us over \$207,000 in grant funding to rehab our building.

The City of Eudora very generously awarded the EAHS a “Downtown Grant” for \$7,500 in 2018 to complete a number of important improvements on the southern portion of our second story. The EAHS finished all of the improvements outlined in the grant application of the “Downtown Grant” by late 2019. All of the improvements can be viewed in the Power Point attached with this Memorandum. The \$7,500 grant essentially funded almost all of the rehabilitation work on the interior of the 2nd story, southern portion of the museum building.

(13) Future Projects and Goals:

The next projects we anticipate completing for our museum rehabilitation include:

1. Installing light fixtures in second story southern portion.
2. Plaster exterior walls.
3. Replace wood on pitched roof, facing east.
4. Professional paint remaining exterior walls.
5. Rehabilitate attic.
6. Soda-blast interior brick walls (clean).

Attachment I:

Eudora Area Historical Society 2020 Operational Budget

**Presented to and accepted by the EAHS Board of Directors
December 12th, 2019**

2020 Budget:

Projected 2020 Operational Income:

2020 Membership Dues	\$5,000
2020 Winery Fundraiser and Auction	\$5,000
2020 other donations, Museum Store sales	\$200
Credit Card Rewards cash	\$50

Total income: **\$10,250**

Projected 2020 Operational Expenses:

State Farm: Property Insurance (720 Main), Liability Insurance (EAHS)	\$1,845
Midco Internet and phone services (1 year) (\$94 per month)	\$1,128
Misc. (Cleaning/misc. supplies, ink, toilet paper, paper towels, etc.)	\$521
2020 Newsletter (700 stamps, small envelopes)	\$407
Ancestry.com subscription	\$200
Chamber Christmas lighting	\$100
EAHS Computer Anti-virus renewal (Norton)	\$55
Registration fees with State for non-profit status (annual)	\$40
Kaw Valley Bank fees	\$4

Total expenses: **\$4,300**

Checking Account Balance Totals:

Projected EAHS Checking/Operational Account balance on 01/01/2020: \$804.67

Projected EAHS Checking/Operational Account balance on 01/01/2021: \$6,754.67

Projected Checking/Operational Account profit from 2020: \$5,950.00.

Attachment II:

Investments and Improvements Totals Made to

720 Main Street, Eudora, KS

As of: 01/21/2020

		% of Total
1. HCC Grants Ben applied for and received:	\$202,570	30.2%
2. Other Grants Ben applied for and received:	\$23,091	3.4%
3. All other total money from private donations:	\$52,643	7.8%
4. Non-monetary donations:	\$105,000	15.7%
5. Volunteer hours (8,141 x \$20 hour)	\$162,820	24.5%
6. Staff hours (6,170 x \$20 hour)	\$123,400	18.4%
Total:	\$634,583	100%

The Future:

It is estimated that the equivalent of \$700,000 will have been invested into the rehabilitation of 720 Main Street when the project concludes in Dec. of 2020.

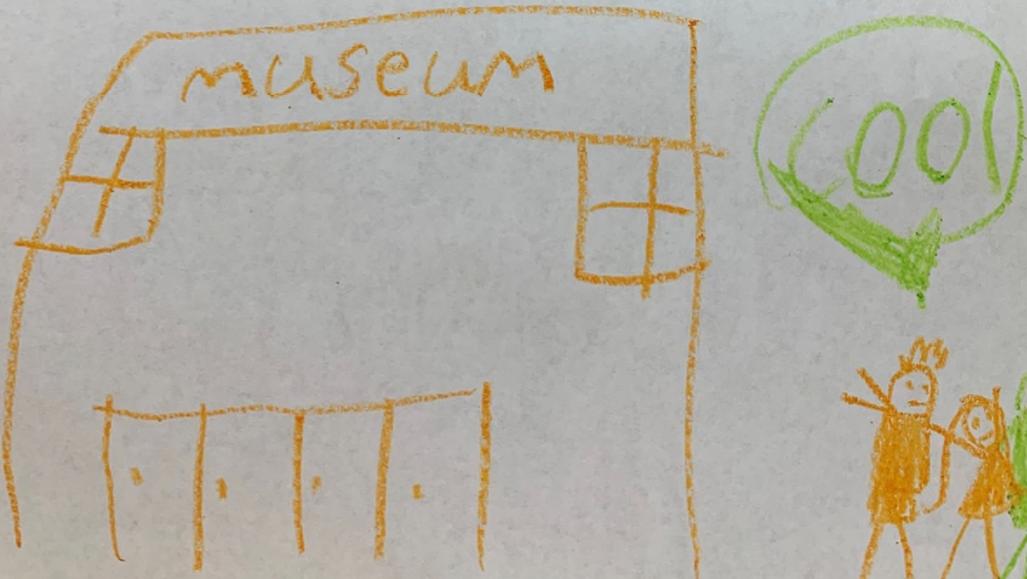
Attachment III:

“Thank You” Notes from 3rd Grade Students at Eudora Elementary School

Dear Mr. Berry

Thank you for letting us visit the museum. It was fun. The scavenger hunt was my favorite part. Has anyone told you what's your favorite part of the museum? I can visit again soon but not with my class. My favorite part of the museum is all of those pens it was cool. And I want to learn more of history because you told me about the girl Eudora it is so cool bye.

Love,
Gillian



Thursday October 3, 2009
Date

Dear Ben,

Thank you for letting us visit the
museum. Thank you for letting us see
everything. We learned about Eudora
history. Also, thanks for teaching us
about the stone wall. My favorite
part is the brick wall with all of
the names carved in it. I like how
you are patient. You did a great job
talking with us. I liked seeing the statue
of Eudora Fish.

Your Eudora friend,

Shelby

Thursday oct 3 2019
Date

Dear Ben,

Thank you for Being so
Patient With us all my Favorite
Part is Edora Fish you are
Very good at your job.

Sincerely

Elle

Presentation to the: Eudora Mayor and City Commission

By Ben Terwilliger;
Executive Director of the
Eudora Area Historical Society;
January 27, 2020

2020 EAHS Board

Officers:

President:	Waylon Ziesenis (joined 2019)
Vice President:	Benny Dean (joined Board 2013)
Treasurer:	Kelly Jones (joined Board 2019)
Secretary:	Stephanie Jones (joined 2017)

Area Directors:

Clearfield:	John More (joined Board 2010)
Eudora:	Debbie Carden (joined 2014)
Fall Leaf:	Sheri Flory (joined Board 2020)
Hesper:	Jim Harris (joined Board 2004)
Prairie Center:	Pennie Neff (joined Board 2016)
Weaver:	Steven Neis (joined Board 2002)

2020 Museum Visitation, Programs & Events



EAHS Established by Fern Long in 1980. 2020 = 40 Year Anniversary!



Art Show at EAHS



Osher Classes at EAHS



EUDORA



German Settlements and Culture in Kansas

Did you know that 30 percent of Kansans claim German ancestry, and German is the most prevalent language after English and Spanish spoken at home in 77 counties in Kansas? Since the opening of Kansas in 1854, thousands of German-speaking immigrants have sought to better their lives here, including Pennsylvania Dutch, Volga Germans, Mennonites, Austrians and Swiss. German churches dot the prairie, and even now, many rural Kansans speak a dialect of German as their first language.

William Keel, Ph.D., is professor emeritus of German at KU, having taught history and culture of German settlements in Kansas and Missouri.

Tuesdays
Mar. 31, Apr. 7 & 14 • 2-4 p.m.
 Eudora Community Museum
 720 Main St.
 Eudora

**Eudora
 Community
 Museum**

MANHATTAN



Bleeding Kansas: Prelude to the Civil War

Beginning in 1854 the Kansas Territory was racked by a series of confrontations between Northern Free-staters and pro-Southern sympathizers over the debate of allowing slavery in the proposed states. We will examine the causes of conflict, focusing specifically on Compromise of 1850 and the 1854 Kansas-Nebraska Act. Then we will discuss the leading personalities and the political and quasi-military conflicts that occurred between 1854 and 1860. Finally, we will look at the guerrilla and military actions that took place in Kansas during the Civil War. Many scholars believe that America's Civil War began in Kansas and this class will offer some validity to their claim.

Robert Smith, Ph.D., is the Director of the Fort Riley Museum. He has a doctorate in history from KSU, and has published numerous articles on military history.

Wednesdays
Feb. 5, 12 & 19 • 6:30-8:30 p.m.
 Meadowlark Hills
 Community Room
 2121 Meadowlark Rd.
 Manhattan

MEADOWLARK



Nicodemus and the African American Migration to Kansas after Reconstruction

When Reconstruction ended in 1877, the federal troops occupying the "unredeemed" Southern states were withdrawn, unleashing racial violence by white supremacist groups such as the Ku Klux Klan and the White League. This forced as many as 40,000 African American "Exodusters" to flee to Kansas, Oklahoma and Colorado. But it was Kansas, the land of John Brown and the Free State, which attracted most of the refugees. We will review the events that caused the exodus, the arduous trek to Kansas and its leaders, the communities that were established here and the fate of those communities.

Jim Peters, J.D., is director emeritus of the Osher Lifelong Learning Institute at KU and author of *Arlington National Cemetery: Shrine to America's Heroes*. He also teaches a course on the Underground Railroad in Kansas.

Tuesdays
Feb. 11, 18 & 25 • 2-4 p.m.
 Riley County Seniors'
 Service Center
 301 N. 4th Street
 Manhattan

Seniors Service Center

3rd Grade Field Trip to EAHS:



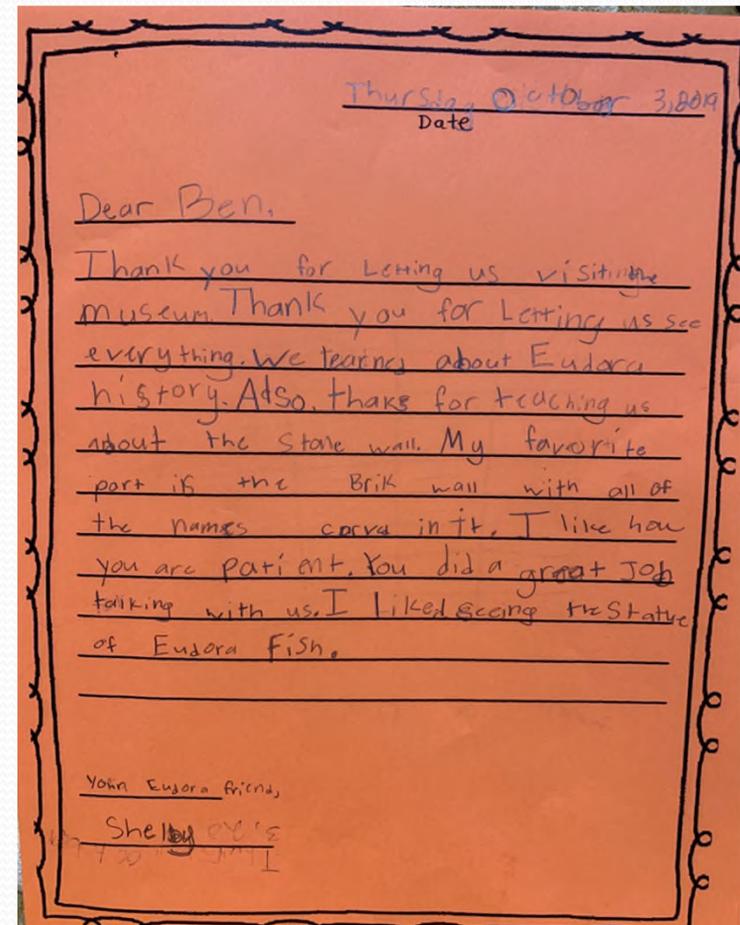
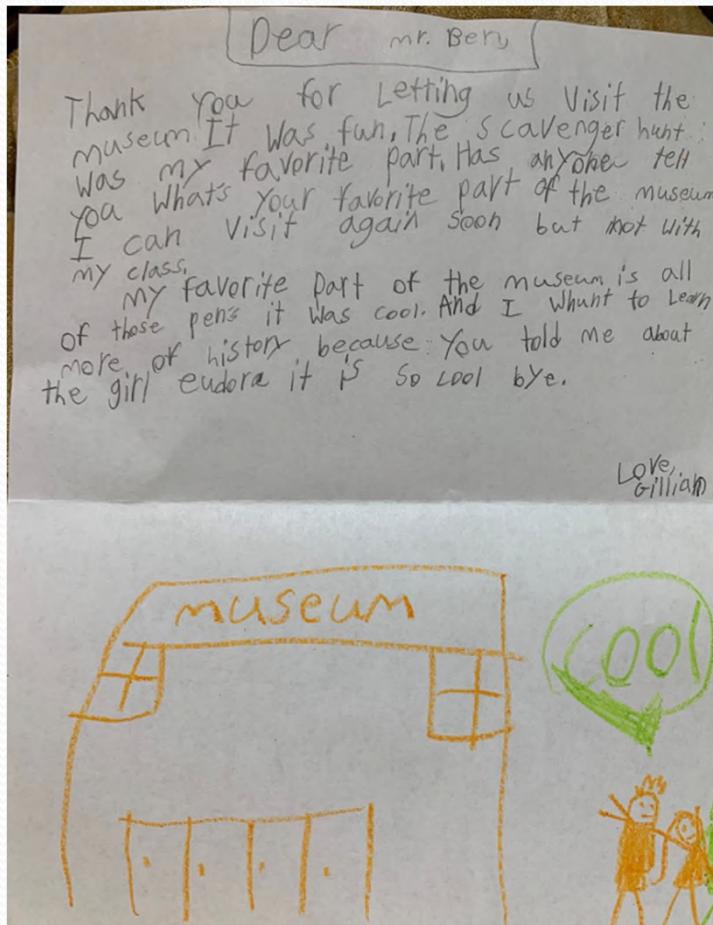
3rd Grade Field Trip to EAHS:



3rd Grade Field Trip to EAHS:



3rd Grade: "Thank You" Notes



4th Grade Wax Museum



EAHS: Successful at Social Media

The screenshot shows the Facebook profile for the Eudora Area Historical Society. The profile picture is a circular image of a yellow and brick building. The name is "Eudora Area Historical Society" with the handle "@EudoraCommunityMuseum". The page features a navigation menu on the left with options: Home, Community, About, Photos, Events, Videos, Posts, and Services. The main content area includes a top bar with "Liked", "Following", "Share", and "Shop Now" buttons. Below this is an "Upcoming Events" section with a calendar icon and the text "No upcoming events. Make it easy for people to find your next event. Create it on Facebook. Create Event. See All". A "Videos" section is partially visible, showing a video titled "Railroaded: The History of the Railroads in Kansas" with a thumbnail of a man speaking. On the right side, there is a "Community" section showing 2,450 likes, 2,550 followers, and 13 check-ins. Below that is an "About" section with a map of the location at 720 Main Street, Eudora, Kansas 66025, and contact information: (785) 690-7900 and a "Send Message" button.



Eudora Area Historical Society
@EudoraCommunityMuseum

- Home
- Community
- About
- Photos
- Events
- Videos
- Posts
- Services

Liked Following Share ...

Shop Now

Upcoming Events



No upcoming events
Make it easy for people to find your next event. Create it on Facebook.
Create Event

See All

Videos



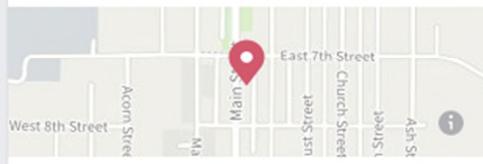
Community

See All

- 2,450 people like this
- 2,550 people follow this
- 13 check-ins

About

See All



Promote your business locally to lead people directly to 720 Main Street.

Promote Local Business

- 720 Main Street
Eudora, Kansas 66025
Get Directions
- (785) 690-7900
- Send Message

EAHS Membership/Dues Increasing

Income from EAHS Membership Dues per Year:

<u>Year</u>	<u>Total</u>	<u># of life</u>	<u>Non-life dues</u>
2010	\$160	Life (0): \$0	Non-life dues: \$160
2011	\$286	Life (1): \$100	Non-life dues: \$186
2012	\$124	Life (0): \$0	Non-life dues: \$124
2013	\$791	Life (2): \$200	Non-life dues: \$591
2014	\$1,170	Life (3): \$600	Non-life dues: \$570
2015	\$1,495	Life (1): \$200	Non-life dues: \$1,295
2016	\$1,150	Life (2): \$400	Non-life dues: \$750
2017	\$4,065	Life (10): \$2,000	Non-life dues: \$2,065
2018	\$3,140	Life (9): \$1,800	Non-life dues: \$1,340
2019	\$5,905	Life (15): \$3,000	Non-life dues: \$2,905
2020	TBD	TBD	TBD

Successful Mailer Fundraiser



Eudora Area Historical Society

720 Main Street
Eudora, KS 66025
EudoraHistory@gmail.com

Please Help! We Need Your Donations!

July 10, 2019

Dear EAHS Member and/or Supporter,

The Eudora Area is fortunate! Our roots are deep and our history is being meticulously archived and displayed at the Eudora Community Museum, which is housed in the historic and the beautifully rehabilitated 720 Main Street. The EAHS has worked exceptionally hard since 2013 to rehabilitate 720 Main Street. Through hard-work, we have transformed the building from a dilapidated shell of a building, into the beautifully modern (yet historic) building that it is today. The EAHS has received over \$250,000 to rehabilitate our building through grants and private donations. Every single cent of that money has been spent and invested into the rehabilitation of our building. We have also received 7,700+ hours of donated labor (the bulk of which by Benny Dean and Bill Gordon) towards the rehabbing of our building. The donated labor has saved us hundreds of thousands of dollars!

One of our final rehabilitation projects at our building has been to make our rear back-door and our second story safe and accessible. In order to accomplish those goals, we installed a concrete deck, an ADA compliant wheelchair ramp, sidewalks, and parking-spots. All of those projects have made our building safer and more accessible. However, the project to install those badly needed rear improvements encountered unforeseen construction challenges, and greatly exceeded our budget for the project. We are a fiercely responsible organization fiscally. The exceeding of the budget on this project was beyond our control. Thus, we are humbly asking for your help. We need to raise several thousand dollars in order to help make up for the unforeseen and uncontrollable expenses.

Attached with this letter you will find an already stamped and addressed envelope. This is the first time we have ever sent out a stamped and addressed envelope to our members and supporters, and we hope it will eliminate any hassle with regards to donating to the EAHS. Please consider donating anything to the EAHS, anything helps! If you have not yet paid your 2019 dues (\$10), here is your chance to pay your dues with little to no hassle. If you are not yet a member of the EAHS, now is your chance to become a member! In order to get your name placed on a plaque that will be installed in our museum once all rehab work has been finished, you only need to donate \$100. For the first time ever, you can also donate to the EAHS online: www.paypal.me/EudoraHistory.

The EAHS is a 501c3 organization with the IRS; therefore donations to the EAHS are tax-deductible.

The EAHS is one of Eudora's finest treasures. Your contribution will help guarantee that our pursuit of the past will continue to be preserved for future generations. Thank you for your consideration!

Sincerely,
-Kelly Jones (EAHS Treasurer)
-Ben Terwilliger (EAHS Executive Director)

Eudora Area Historical Society News and Updates:

Our Free Gift to You!:

The EAHS never stops thinking about the community it serves. In an effort to serve the community even better, we have decided to purchase a gift for the community: a public subscription to Ancestry.com! Anyone will be welcome to come to our museum to use our subscription to Ancestry.com to research anything they like. Our museum is already home to an extensive Genealogy collection that is frequently used by visitors. Our Ancestry.com subscription will allow even better and deeper genealogical research!

Core Exhibit and Survey:

This year we have started our most ambitious project yet, the creation of the new "Core Exhibit" for the Eudora Community Museum! The new core exhibit will be professionally designed and manufactured and it will tell the entire history of the Eudora Area. Please help us with the creation of this exhibit, please fill out the History Survey attached with this letter and return it to the EAHS!

Event at the Bluejacket Crossing Vineyard and Winery:

We are planning a brand-new event that will take place on November 2nd from 6:00pm to 9:00pm. The event will be a fund-raiser for the benefit of the EAHS at Eudora's own "Bluejacket Crossing Vineyard and Winery"! This event will include live music, a live auction, a bonfire, and of course, wine! Lots and lots of wine! Limited tickets for \$30 will be made available for this 21 and over event soon. Stay tuned for further details!

Eudora's Historic Southwest Cemetery:

The Southwest Cemetery was one of the first cemeteries established in Eudora in the 1850s. The Southwest Cemetery was used by Eudora's once large Black community. Over the past several decades, the Cemetery has fallen to neglect. Currently, the Eudora Area Historical Society, led by Stephanie Jones, are studying ways to rehabilitate the Cemetery. We also are trying to make people aware that this historic, important Cemetery exists! Eudora once had a large Black community. In the late 19th century, as much as 25% of the Eudora Area was Black. Today, the Black community in the area is very small. The Southwest Cemetery is one of the few visible reminders of Eudora's once large and important Black community. Therefore, we find it very important to make people aware of this Cemetery, as well as study ways to rehabilitate it so it is not lost to history. Look up "Southwest City Cemetery Eudora, KS" on Facebook for more information!

Rear Improvements to the Eudora Community Museum, Before and After:



Bluejacket's Crossing Fundraiser



Bluejacket's Crossing Fundraiser



EAHS 2020 Operational Budget

Eudora Area Historical Society 2020 Operational Budget

Presented to and accepted by the EAHS Board of Directors
December 12th, 2019

2020 Budget:

Projected 2020 Operational Income:

2020 Membership Dues	\$5,000
2020 Winery Fundraiser and Auction	\$5,000
2020 other donations, Museum Store sales	\$200
Credit Card Rewards cash	\$50

Total income: \$10,250

Projected 2020 Operational Expenses:

State Farm: Property Insurance (720 Main), Liability Insurance (EAHS)	\$1,845
Midco Internet and phone services (1 year) (\$94 per month)	\$1,128
Misc. (Cleaning/misc. supplies, ink, toilet paper, paper towels, etc.)	\$521
2020 Newsletter (700 stamps, small envelopes)	\$407
Ancestry.com subscription	\$200
Chamber Christmas lighting	\$100
EAHS Computer Anti-virus renewal (Norton)	\$55
Registration fees with State for non-profit status (annual)	\$40
Kaw Valley Bank fees	\$4

Total expenses: \$4,300

Checking Account Balance Totals:

Projected EAHS Checking/Operational Account balance on 01/01/2020: \$804.67

Projected EAHS Checking/Operational Account balance on 01/01/2021: \$6,754.67

Projected Checking/Operational Account profit from 2020: \$5,950.00.

Investments into 720 Main Street:

**Investments and Improvements Totals Made to
720 Main Street, Eudora, KS
As of: 01/21/2020**

		% of Total
1. HCC Grants Ben applied for and received:	\$202,570	30.2%
2. Other Grants Ben applied for and received:	\$23,091	3.4%
3. All other total money from private donations:	\$52,643	7.8%
4. Non-monetary donations:	\$105,000	15.7%
5. Volunteer hours (8,141 x \$20 hour)	\$162,820	24.5%
6. Staff hours (6,170 x \$20 hour)	\$123,400	18.4%
Total:	\$634,583	100%

The Future:

It is estimated that the equivalent of \$700,000 will have been invested into the rehabilitation of 720 Main Street when the project concludes in Dec. of 2020.

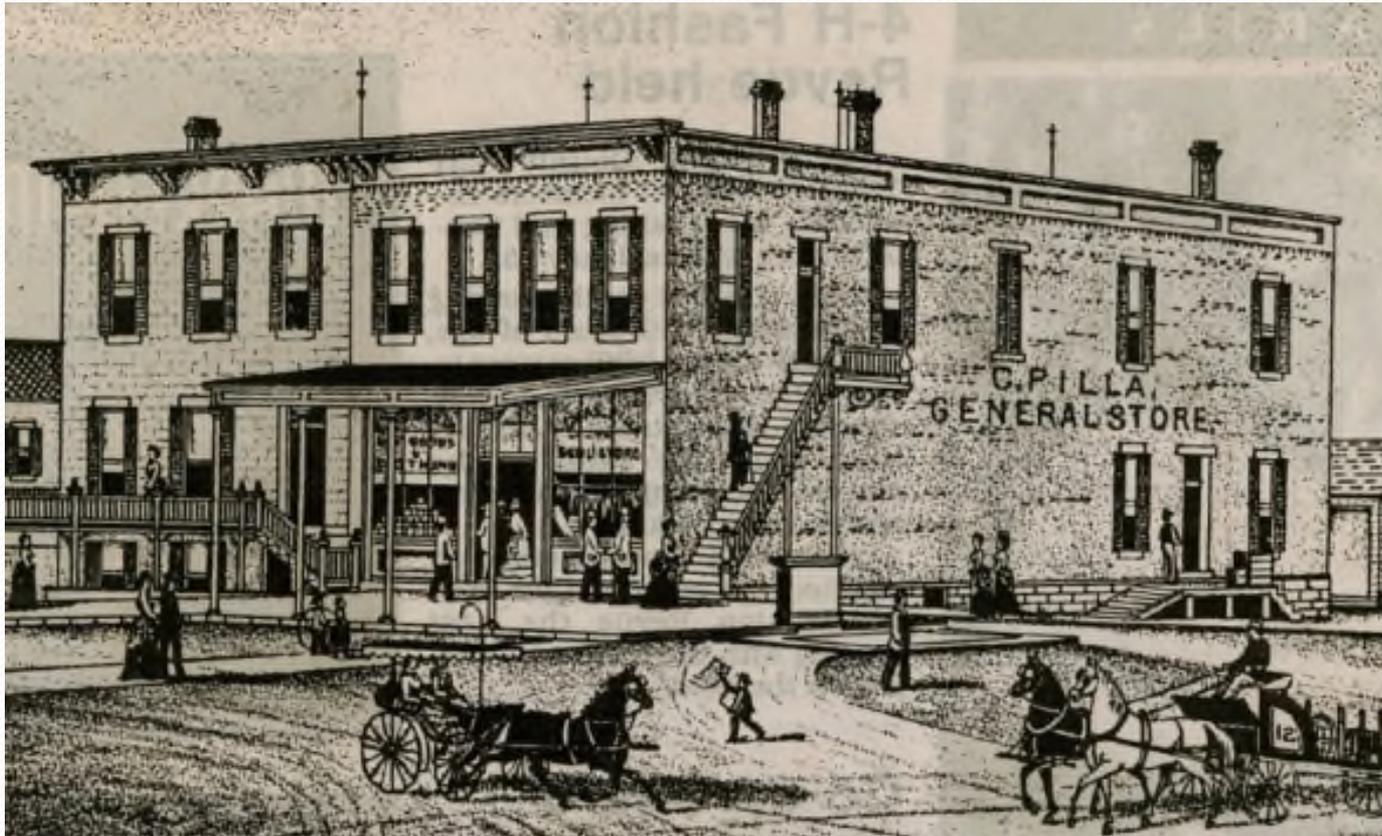
Core Exhibit: Sunflower Plant



Delaware Cemetery (L) on State Register! 714 Main Street (R) potentially soon on Nat. Reg.



EAHS Commends 701 Main St. Rehab Plans



KCPT Flatland TV Show Visits EAHS



The (Shawnee Indian) Mission Link | [#curiousKC](#)

258 views • Aug 19, 2019

👍 3 💬 0 ➦ SHARE ≡ SAVE ...

Schopper Family Trunk Donated



New Fir Flooring Installed/Stained



Rear View of Museum/Grass



Trim Installed on 2nd Story/South



Original 1860s Siding Rehabbed



Before and After Improvements Made with \$7,500 City of Eudora Downtown Grant



Rear of 720 Main Street, 2014 vs. 2019



Future Projects and Goals:

(13) Future Projects and Goals:

The next projects we anticipate completing for our museum rehabilitation include:

1. Installing light fixtures in second story southern portion.
2. Plaster exterior walls.
3. Replace wood on pitched roof, facing east.
4. Professional paint remaining exterior walls.
5. Rehabilitate attic.
6. Soda-blast interior brick walls (clean).

Thank You! Questions?



Agenda Statement

To: Mayor and City Commissioners
From: Barack Matite, City Manager
Date: Monday, January 27, 2020
Re: Consider Offer to Purchase 840 Main St.

Background

Attached to this agenda statement is a formal purchase offer from the Musick Group, LLC. Mr. Jason and Jay Musick are the principals. The Musick Group is offering to acquire 840 Main St., which was formerly used as the public safety building, for \$100,000, as is, and turn it into a barbecue restaurant.¹ The building is owned by the city and currently used as storage by various city departments. *See property location below.*



¹ A memorandum discussing the merits of leasing the building vs. selling was provided by city attorney. Leasing the property is not an option for the Musick Group thus moot when evaluating this offer.

In their offer letter, they state that they plan to operate a counter service restaurant and invest a significant amount of money in building improvements and in the acquisition of new and refurbished equipment for the new restaurant. The group also highlights some additional capital improvement that they would make around the building in the future; however, no timeline is available as to when they would proceed with these improvements.

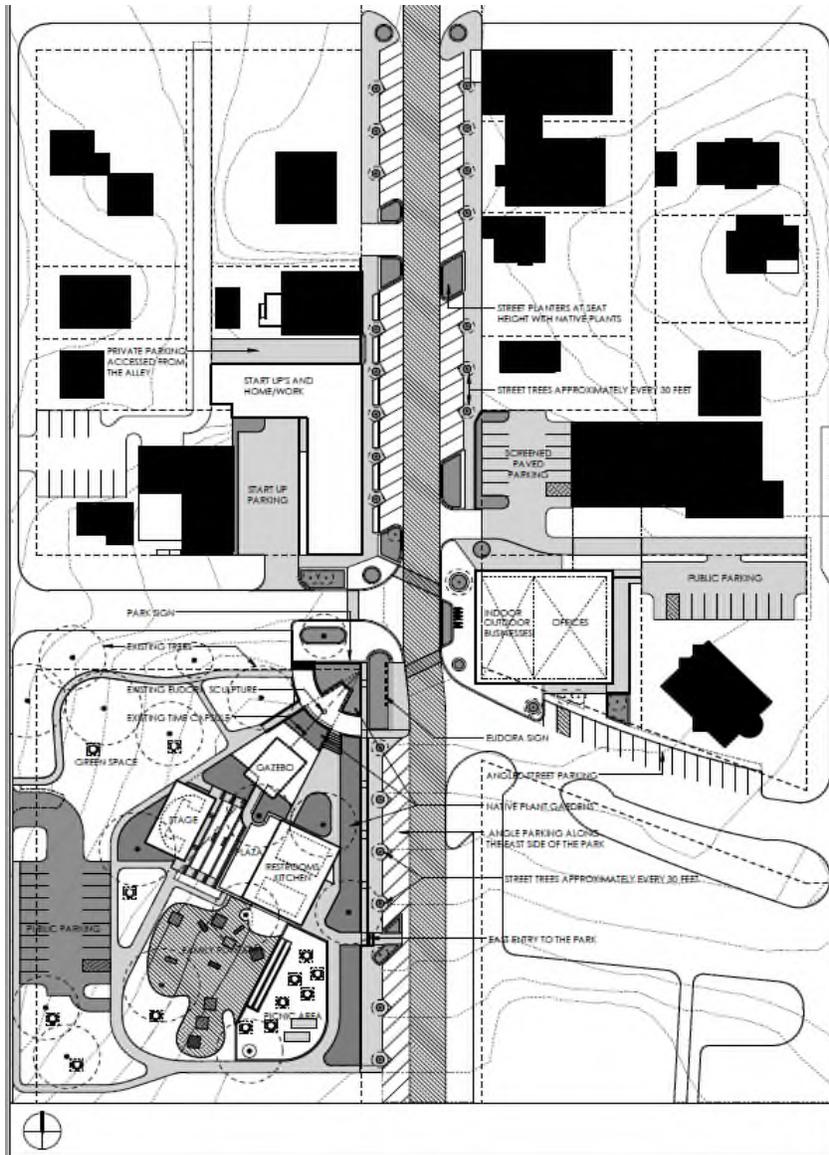
Corner of 9th and Main Street Vision

The building has been vacant since the completion of the new public safety building and relocation of public safety personnel in 2013. It has been the intent of the City to put the building to its highest and best use. This has largely meant, working with a private sector partner who can best use the building to create some economic activity. At the same time, the City Commission wanted to make sure that whatever business would locate at that site, it would add to downtown's vitality.

In 2018, the governing body and staff worked with Rockhill and Associates to develop a vision for the entire corner of 9th and Main St. The design scope included the two city-owned properties (827 Main St. and 840 Main St.), CPA Park and the privately owned car wash at 835 Main St. Below is an excerpt from their final presentation of the rendering of what 840 Main St. would look like after renovation. The entire presentation is attached as reference.

It was understood that the visual rendering was a representation of what the Commission desired but that economic conditions would largely determine its realization. The City Commission has always expressed willingness to working with potential private sector partners if they desired to work towards the vision.





Current Condition and Opportunity

The land area of the property is about 0.25 acres and the building is about 4,400 sqft. According to Douglas County records, the current appraisal value of the building is \$395,190. Being a municipal property, the building does not generate any revenue for any taxing jurisdiction including the City. As mentioned above, building was the public safety building, but it is currently being used as a storage facility by various City departments, the Library and the Eudora Historical Society.

Working with a private sector partner has always been ideal because of the opportunity that that partnership presents. These opportunities include:

- The City receiving an immediate infusion on cash

- City not having the responsibility of maintaining the building
- The building being used, and deterioration is reverted
- Downtown being revitalized by the economic activity created by the new business
- The City receiving sales and use tax generated from the economic activity
- The City receiving property tax revenues that would be paid by the private owners
- The City receiving revenues from utility sales and service provision i.e. electric, water, stormwater, wastewater, etc.

Overall, the community gets an additional business offering services that they would otherwise get somewhere else – outside the community.

The table below shows staff estimates of the potential revenues if the building was sold to the Musick Group and turned into a restaurant. Staff did not include sales and use estimates.

Potential City Revenue	
Revenue Type	Amount (Est.)
Sale of property	\$ 100,000.00 (one-time)
Property tax	\$ 3,900.00 (annually based on valuation and mill levy)
Utilities	\$ 1,600.00/month

Assessment of Offer

The Musick Group plans to attend the meeting share their vision for the property and review their conceptual design with the Commission. The proposal is attached. After listening to the Musick Group’s presentation, the governing body will discuss and determine whether to accept, reject, and/or amend the offer as you see fit and direct staff accordingly.

The Musick Group has agreed to certain contingencies and terms that will be further negotiated. If the consensus is to proceed with the sale, staff will work with city attorney to negotiate the final terms of the sale agreement that will be present to you for final approval.

Please feel free to contact staff if you need additional information prior to the meeting. Staff will be available to answer any questions you will regarding this matter.

Budget Impact – N/A

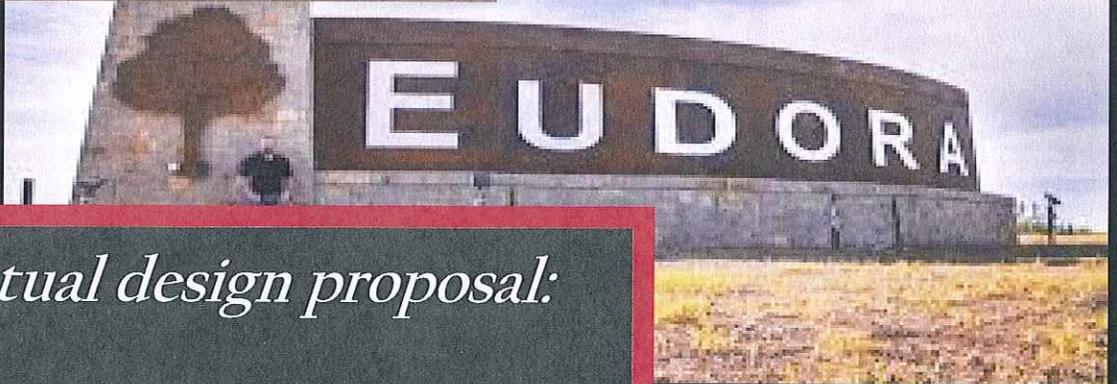
City Manager Approval – N/A

Recommended Commission Action: N/A

BARBWIRE

BARBECUE

SLOW SMOKIN * FAST SNAGGIN



Conceptual design proposal:

Barbwire Barbecue

840 Main Street

Eudora, KS



Every great building has a story..

Our design goal is to hold true to the rich history of our old Public Safety building, while introducing contemporary design elements to bring both the past to the present and rural to urban living

MAIN STREET ELEVATION

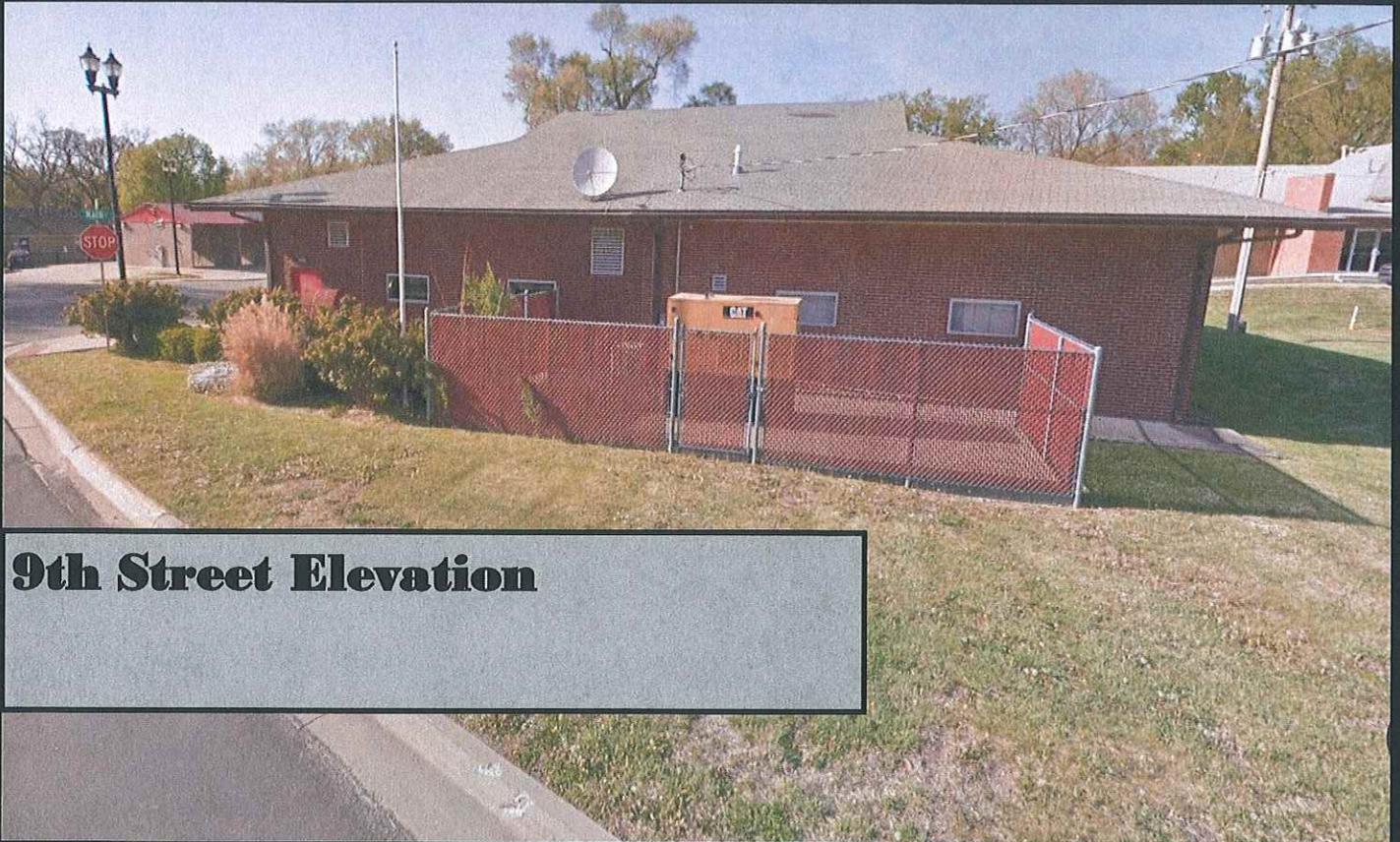
Renovation Improvements-

1. Current building flashings will be painted
2. Old garage doors will be removed and windows and doors will be added.
3. Metal material will be added halfway up to reduce sun glare and extra heat buildup in doors.
4. Barbwire logo metal sign will be created by a local businessman and installed on current brick.
5. Main entrance door will be located on the northern most bay to allow easy access for patrons.

Current Red brick will remain to keep with the old design as well as BBQ Character

Future Proposed Improvements-

1. New Standing room patio for patrons to enjoy the sights of Main Street
2. Railing to be installed for safety as well as to comply with Kansas ABC codes
3. Roof will be replaced with metal style roofing that will not only cover the existing roof, but also extend over new smoker (on north side) and walk in cooler
4. Barbwire will pour (at their cost) new side walk, along with concrete work for front patio to city specifications.



9th Street Elevation

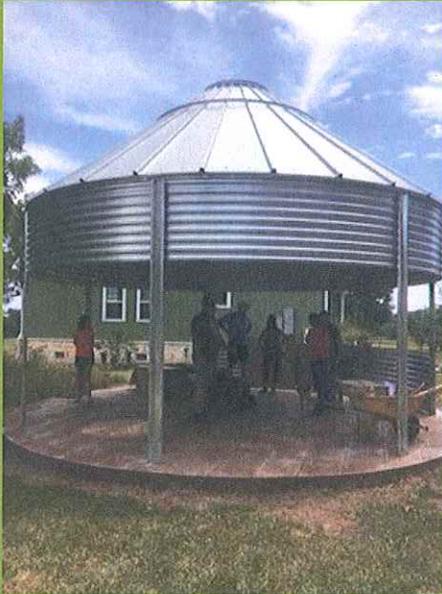
Renovation Improvements-

1. Use existing concrete slab (where old generator sat) as a temporary outdoor patio.
2. Railing will be installed to connect south door to concrete patio.

Future Improvements:

1. Existing concrete slab will be removed as well as old red brick sign on the corner.
2. New patio slab will be poured along the south side of building that will butt up with newly poured city sidewalk, at Barbwire's expense, and extend towards 9th street and back behind the east side of the building. The new slab will also allow the BBQ Trailer to be parked behind the building.

PATIO DESIGN ELEMENTS



Gazebo Silo bin to bring the rural character feel to the main street of the city.

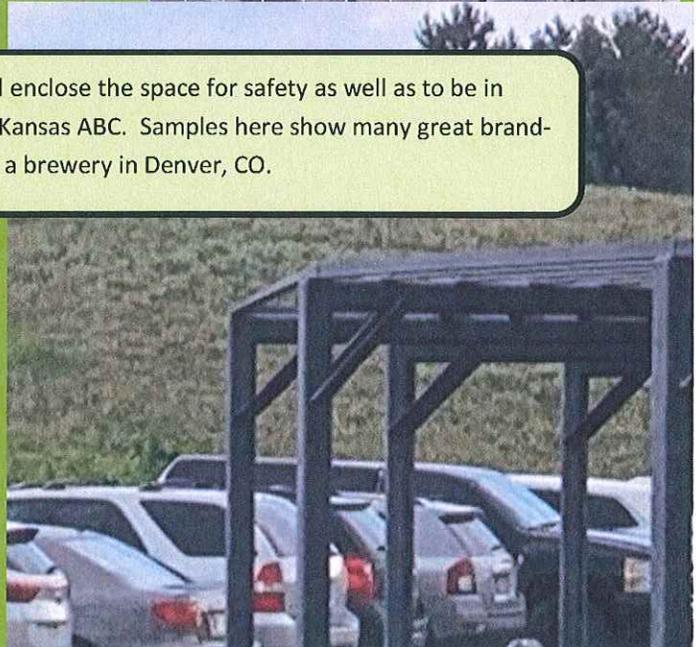
Barbwire logo will be added as well as a custom weathervane to place on top. Silo bin will be installed on the center of the patio to make it a focal point



Patio String lights will be used to illuminate the patio at night



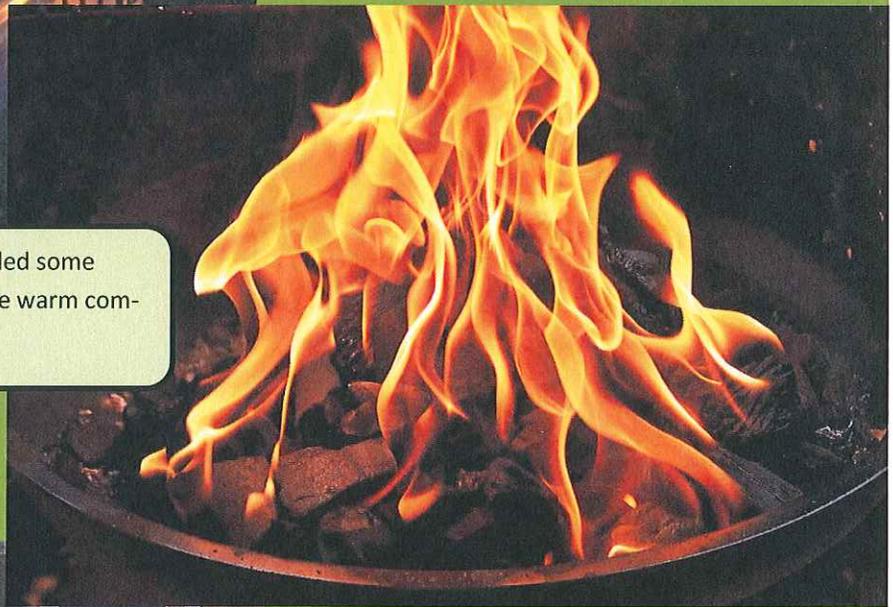
Metal railings will enclose the space for safety as well as to be in compliance with Kansas ABC. Samples here show many great branding ideas used by a brewery in Denver, CO.



PATIO DESIGN ELEMENTS



What feels like a great barbecue place? How about added some great fire features on the patio to not only provide some warm comfort but also bring some fun curb appeal.

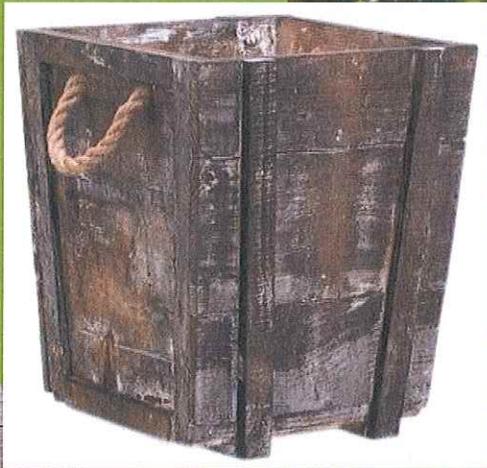
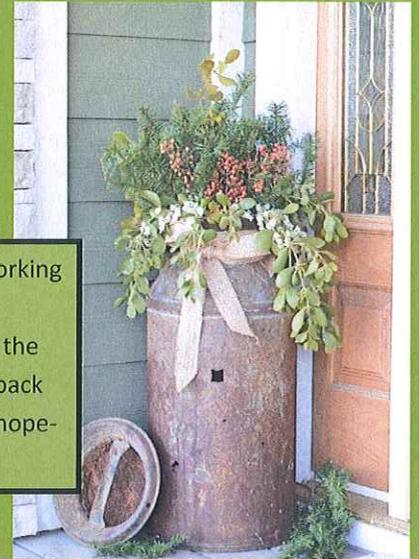


Patio can be glazed or stamped to give it an updated rustic feel

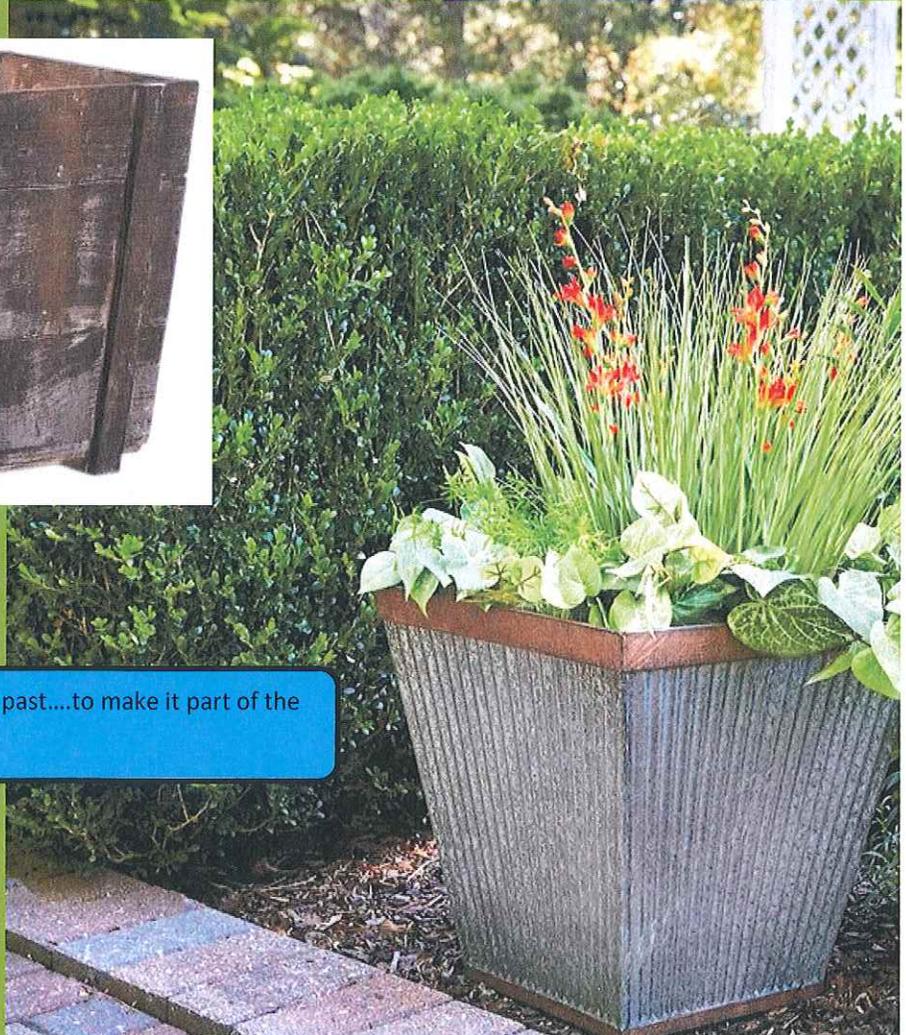
OTHER OUTDOOR ELEMENTS



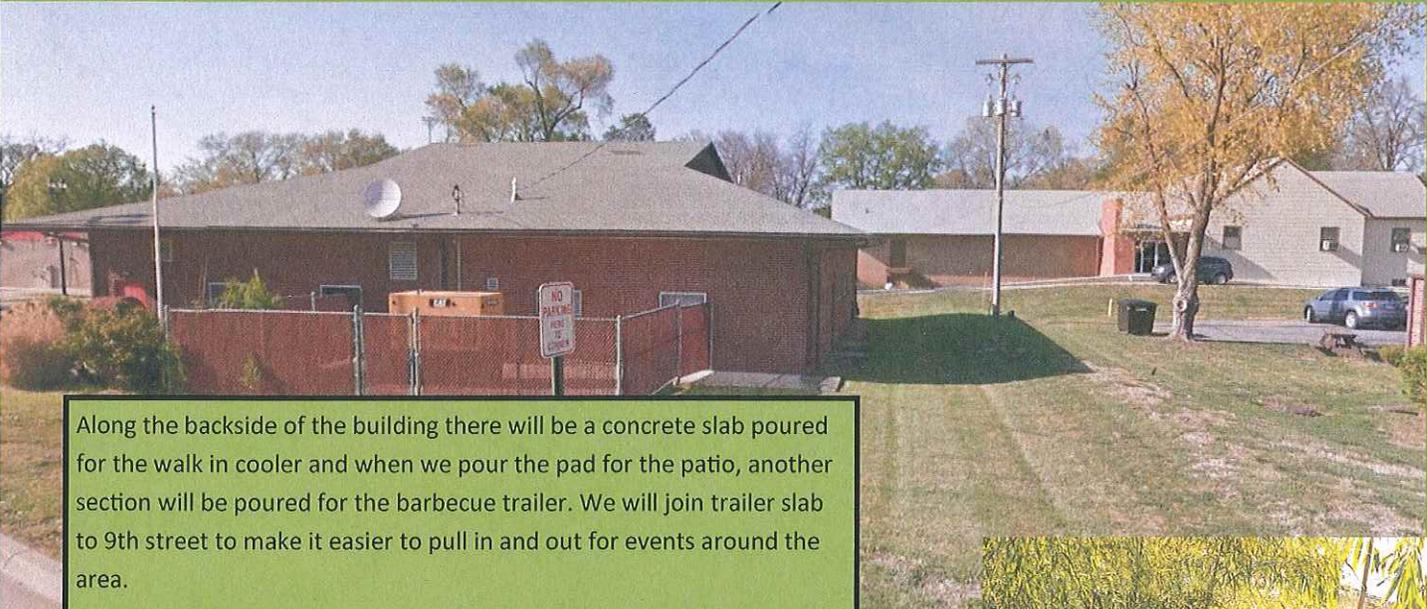
Our family has a love for gardening and working with plants. We believe that great foliage around our restaurant will not only soften the landscape but also allow our guests to sit back and enjoy the various plants, blooms and hopefully some amazing butterflies.



Bring in some of the past....to make it part of the present.



OTHER OUTDOOR ELEMENTS



Along the backside of the building there will be a concrete slab poured for the walk in cooler and when we pour the pad for the patio, another section will be poured for the barbecue trailer. We will join trailer slab to 9th street to make it easier to pull in and out for events around the area.



No one wants to see the dumpster, cooler or even our trailer. Therefore we propose to have a metal and wood combo design fence and gates to enclose all the unsightly items, so that our patrons and neighbors focus on our amazing barbecue!



INDOOR DESIGN

Industrial Farmhouse



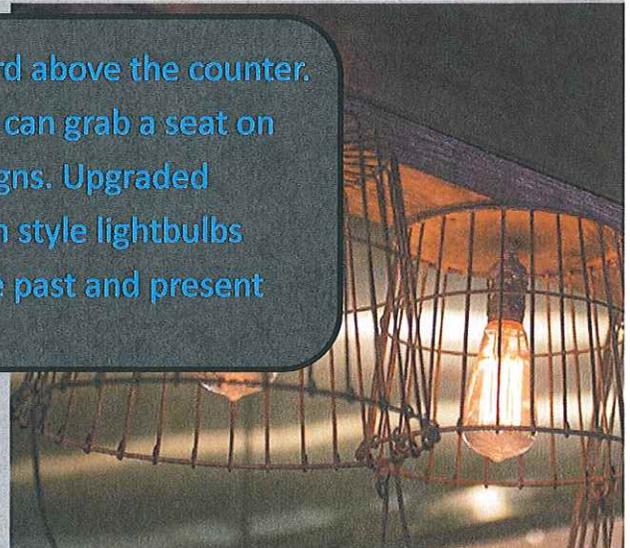
Exposed ceilings, metal duct work, metal pipes, concrete flooring and wood/tin accents can provide industrial and rustic feel for our guests.

INDOOR DESIGN

Industrial Farmhouse



Guests will be able to view our menu board above the counter. Once they have their food in hand, guests can grab a seat on metal chairs at various wooden table designs. Upgraded lighting plan includes the use of LED Edison style lightbulbs with some industrial farm feel to bring the past and present

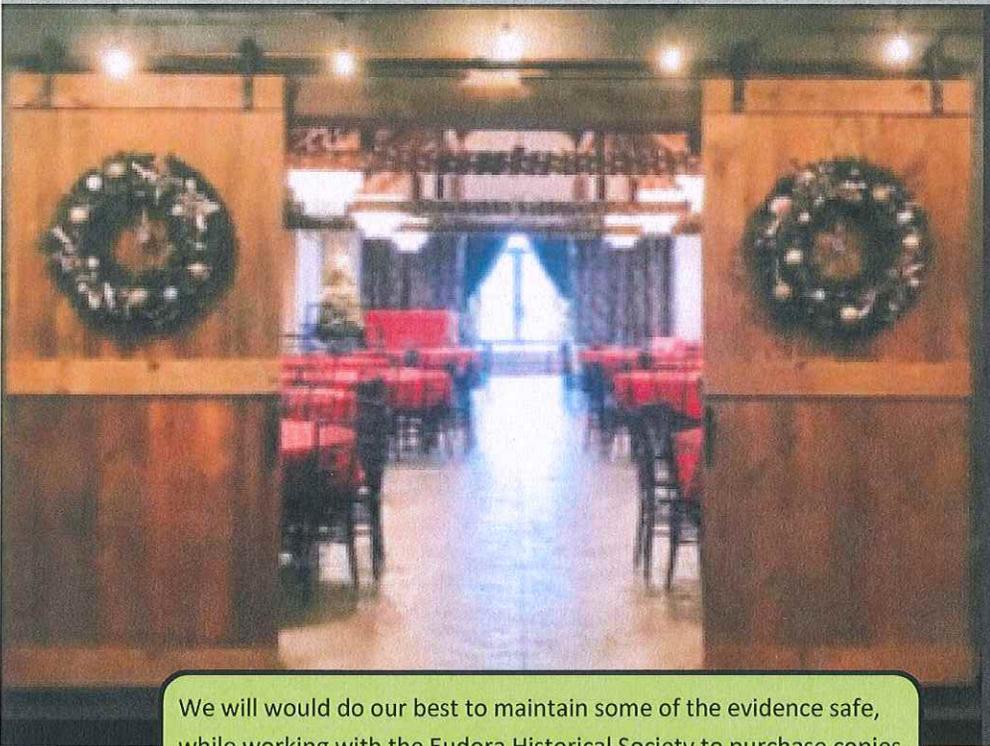


INDOOR DESIGN

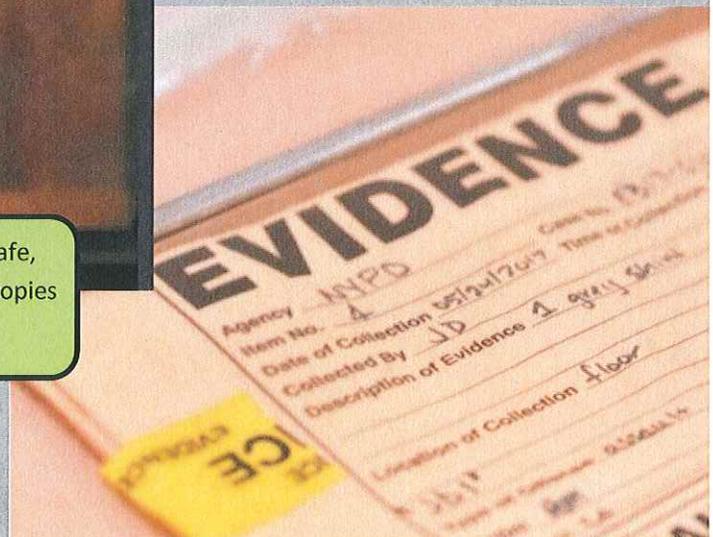
Industrial Farmhouse

One of the best places to eat in Eudora will be our private dining room, formally the evidence room. Guests will be able to make reservations for their special occasions and do so in one of Eudora's best kept secret places!

We hope to continue the industrial farmhouse feel in our private room as well as bring some modern audio visual equipment to the space for important business meetings.

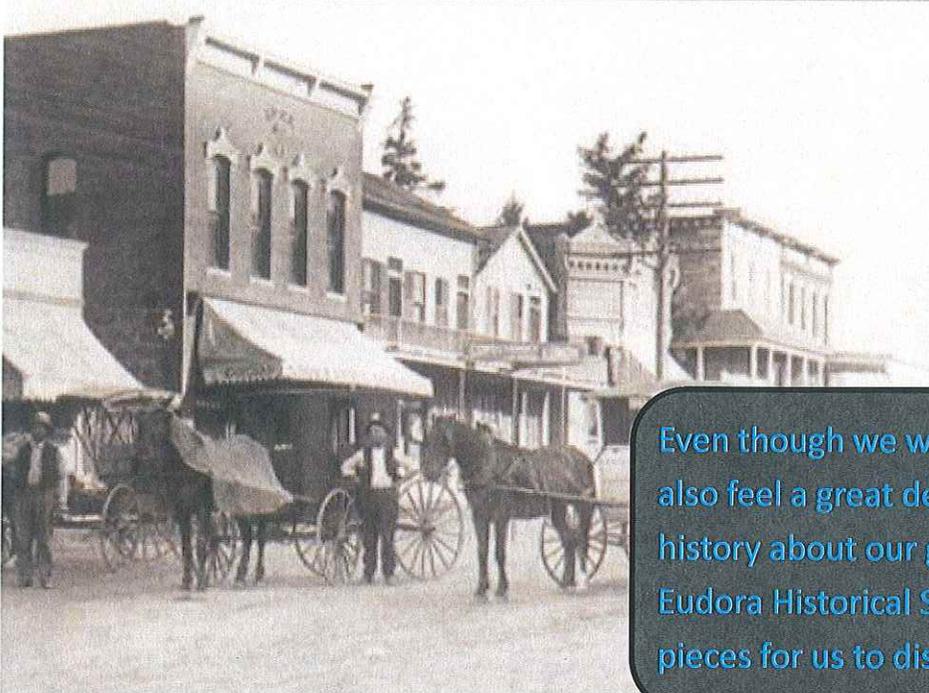


We will do our best to maintain some of the evidence safe, while working with the Eudora Historical Society to purchase copies of famous crime photos in Eudora's past



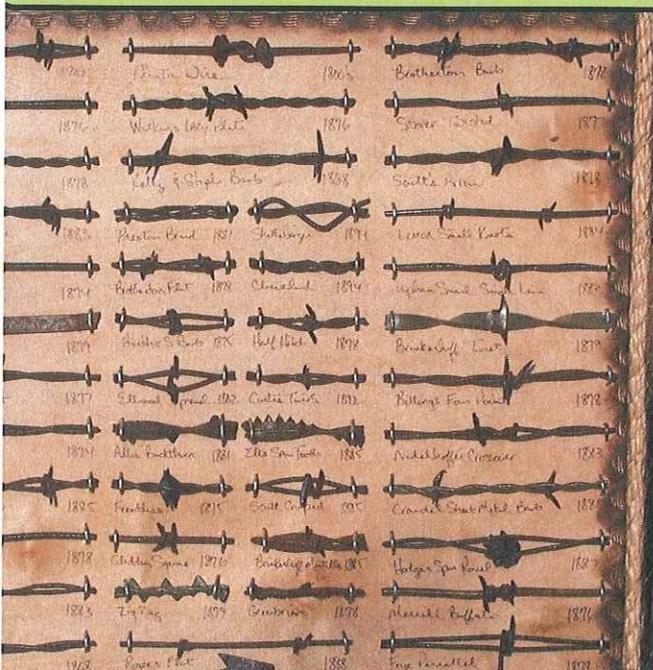
INDOOR DESIGN

Industrial Farmhouse



Even though we want to be known for our barbecue. We also feel a great desire to let our guests know a little more history about our great small town. We hope that the Eudora Historical Society will help us procure some great pieces for us to display.

Did you know there are several types of barbed wire? We would look to add some various types of barbwire and tools that were required to construct the devil's rope.



Given that this is the old public safety building, we would love to display some old firemen, policemen and EMT uniform or gear for our guests to view and appreciate.



Barbwire Barbecue looks forward in becoming the next Main Street business and a long term community partner.

Design Disclaimer: All photos were used for visual demonstration purposes only and are not the actual elements. All design elements are subject to changed based on code and capital funding. Barbwire will act in good faith to uphold the proposed design elements and honor its commitment to make the project at 9th and Main reflective of the City's development plan



Jay and Jason Musick
The Musick Group, LLC
1123 W. 13th Lane
Eudora, KS 66025
January 22nd, 2020

Barack Matite
City Manager
City of Eudora
4 E Seventh St.
Eudora, KS 66025

Dear Barack Matite:

We are writing you to express our decision to move forward with the purchase of the old Eudora Public Safety building, which is located at 840 Main St., Eudora, KS 66025. The Musick Group, LLC (the "Company") would like to offer the City of Eudora (the "Seller") a purchase price of \$100,000. The Company realize that this offer is substantially less than the current appraised value of the building from Douglas County. However, we believe with this partnership the community, at large, will benefit from the incentives provided by the Seller.

Purpose of Building:

The Company will operate a counter service barbecue restaurant that will cater towards a family friendly environment. We will provide a small meeting room/event space as well as a limited bar menu. Our plan is to also have televisions throughout the space to cater to those individuals that would like to come out to our business and enjoy one of their games. In addition to the day to day operations, The Company will maintain their current food trailer and will continually do events throughout the surrounding areas to increase sales and brand awareness.

Scope of Remodel:

The Company has enlisted Benchmark Construction to provide all the necessary renovation needed to get the building in a working condition for a full restaurant operation. The majority of the cost will be for the interior work such as demolition, electrical replacement, movement of plumbing, new HVAC system (3 new units) and concrete work. Due to budget restraints the only exterior improvements we will look at doing will be painting some of the trim boards on the building as well as fencing around the dumpster.

Scope of Restaurant Equipment:

The Company has enlisted the help of BJ Peerless, out of Kansas City, KS, to assist in the kitchen design. The Company has also partnered with US Foods to provide dish tank rental, Coke for Soda equipment and Ice Masters for ice machine rental.

Future Capital Improvements:

The Company understands the desire of the Seller to match or come close to the original rendition that was presented during initial meetings. Due to financial constraints, The Company deemed necessary to postpone the following projects and associated costs (provided by Benchmark Construction), until further funding could be made. At this time, the Company cannot put a firm timeline in place, however the projects will be top priority of the company, before any profit distribution will occur.

- Fencing around the outdoor restaurant equipment
- Painting the brick and updating of building exterior
- Replacement of roof and installation of roofs above outdoor equipment with metal roofing material
- Patio and trailer pad installation.
- The Company will incur the cost of the new city sidewalks along 9th and Main Streets. The Company would need the Seller to communicate the desired sidewalk specifications.

Financial and Economic Determinations

Sales- The Company plans on opening the third week of June, 2020, provided all approvals. Anticipated food sales are projected to be 80% and alcoholic beverages would be the remainder of 20% of restaurant sales.

Potential Tax Revenue- In addition to property tax, the Company projects the following tax amounts as new revenue for the Seller, given that the above property has never been on the list of taxable accounts:

Total Tax Generated by Food and Alcohol Sales:

	YEAR 1	YEAR 2	YEAR 3
Projected Total additional Funding to Eudora	\$ 8,788.50	\$ 14,889.00	\$ 15,624.00

Employment Opportunities

In addition to the tax benefit this project is expected to create at least 10-15 more jobs in the Eudora Community, based on projected staffing needs.

Community Benefits

Not only does the Company believe that this proposed project brings positive economic growth for Eudora, but we also believe that the community at large would benefit as well.

- Main street would have another established business that would bring more life to the downtown district
- Increased tourism- Consumers are always looking for a great BBQ Spot or a place to shop local.
- Local partnerships: We want to create partnerships with local business that will also add additional economic growth for them as well as the city.
- Community Support- the Company has already been, and will continually be, a proud supporter of the Eudora Public Library, Eudora Schools, Eudora 4-H, and various Eudora Parks and Rec sporting teams. We believe that we have an obligation to our community to make it better in any way that we can.

1st Right of Refusal

The Company would like to offer the Seller the first right of refusal to purchase (excluding all fixtures, equipment, supplies and containers), at a new agreed upon amount, the property back within the first three years of operation from the opening date. If the Seller declines to purchase back the property, the Company is then free to place the property on the open market.

Contingencies of Purchase Agreement

- The Seller agrees to grandfather in the right for the Company to park their current food trailer on the back side (east) of building, once the appropriate material has been installed for code compliance.
- The Seller agrees to approve the sale of alcoholic beverages and assist the Company in getting necessary approvals from surrounding property owners to be in compliant with State regulations.
- The Company will execute all agreements with the Seller after all necessary financial funding has been approved.

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Date

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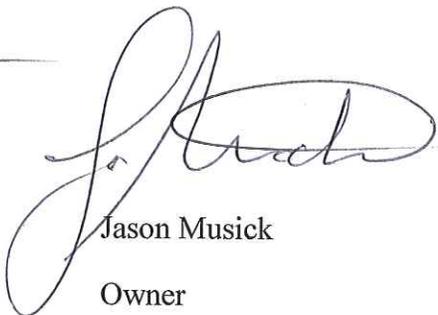
We are truly excited about this project and appreciate all that the City of Eudora is doing to make it possible for a local business continually be successful. We are confident that this venture is not just a positive gain for the Company but also the community and the Seller as well. Thank you again for your consideration and we look forward in creating a long-lasting beneficial partnership with you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jay Musick", with a long horizontal flourish extending to the right.

Jay Musick

Owner

A handwritten signature in cursive script, appearing to read "Jason Musick", with a large, prominent loop at the end.

Jason Musick

Owner

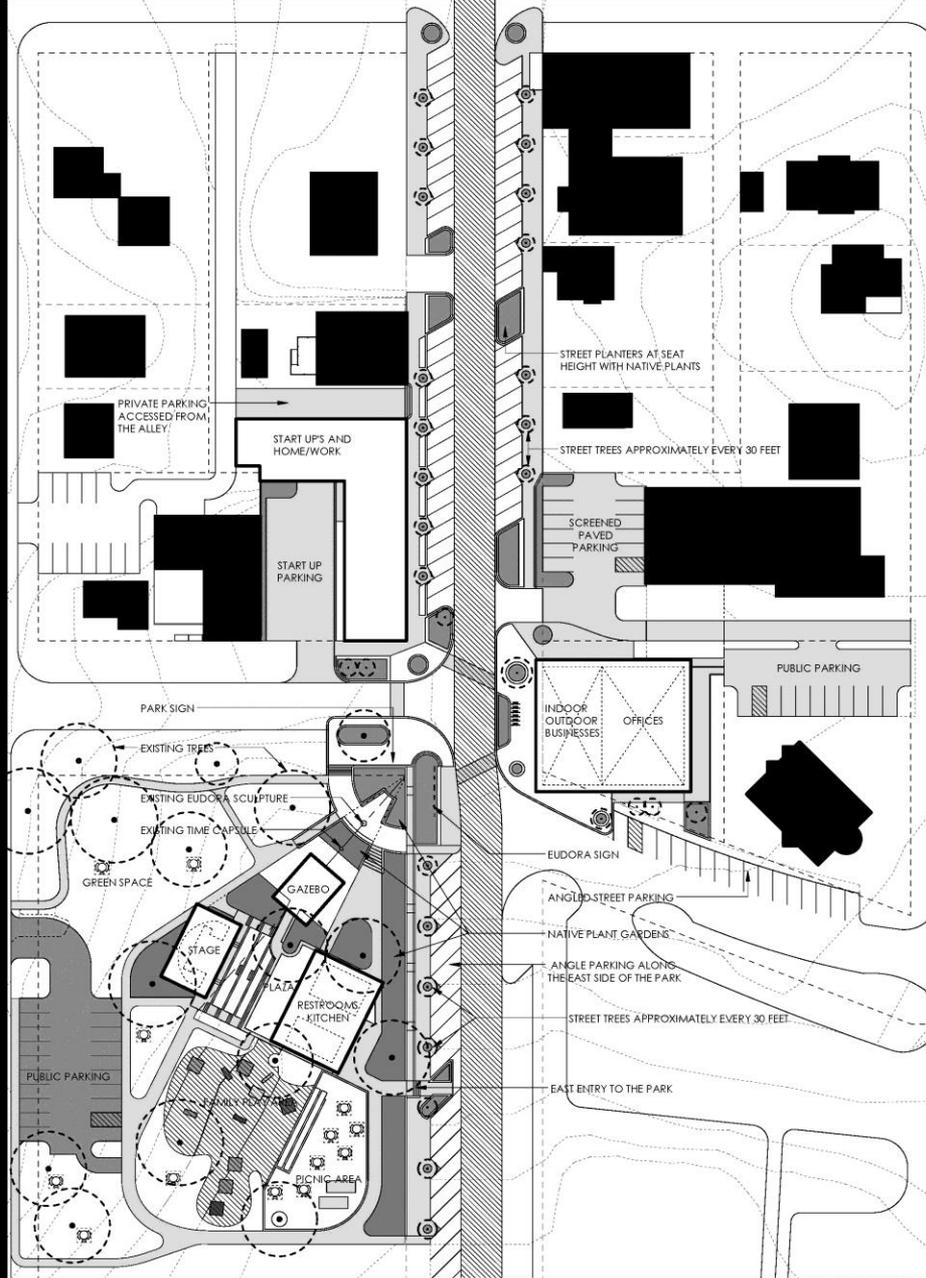






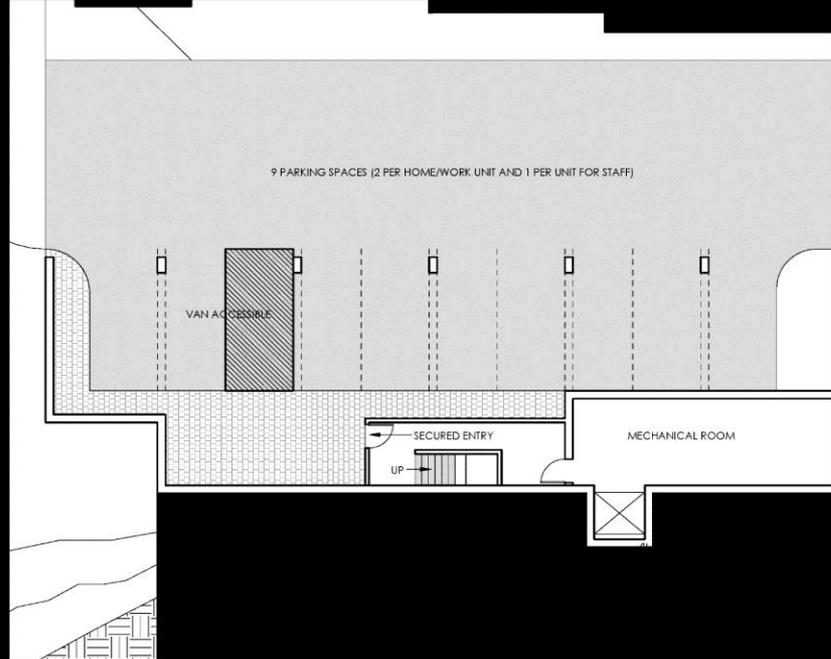


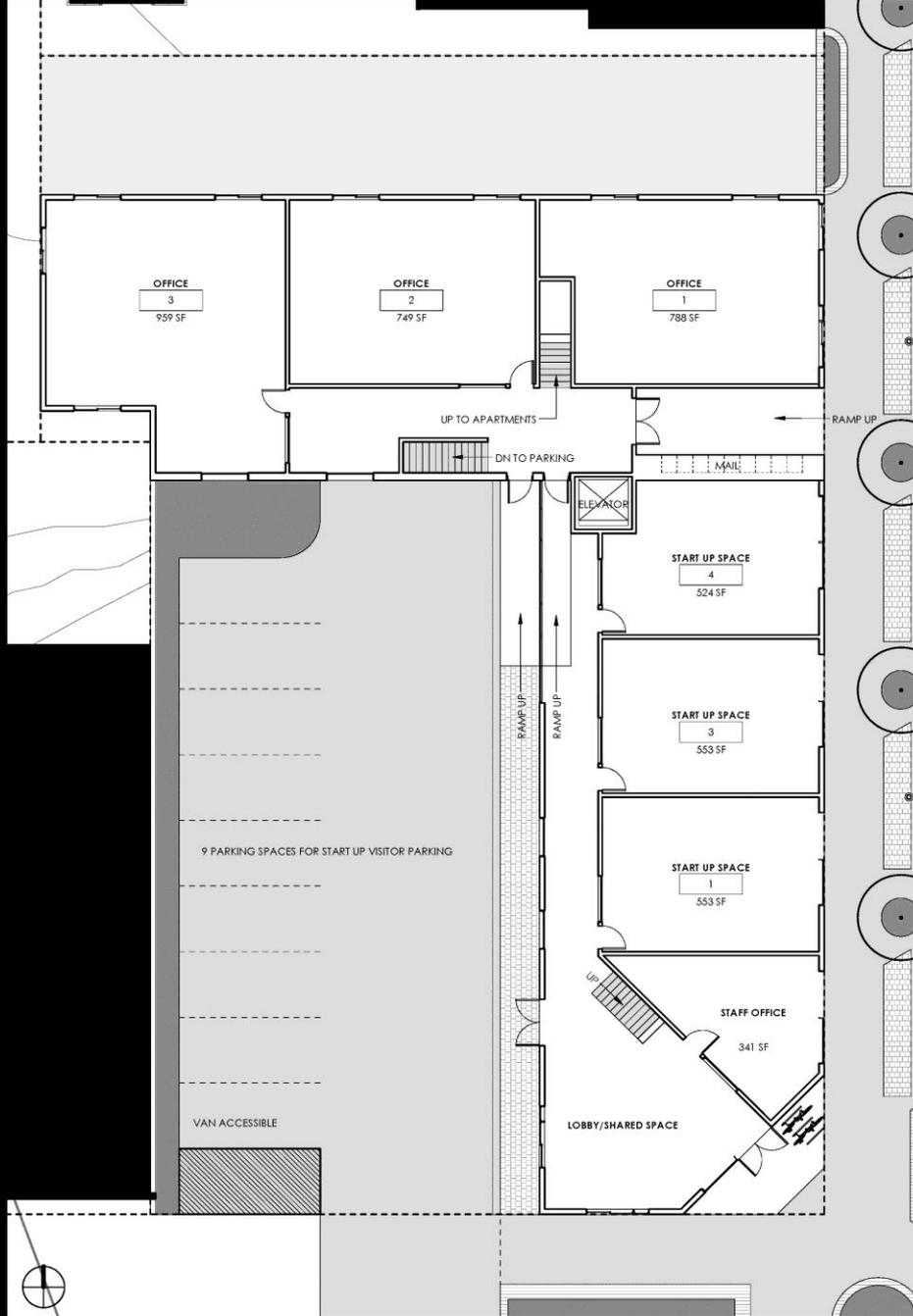


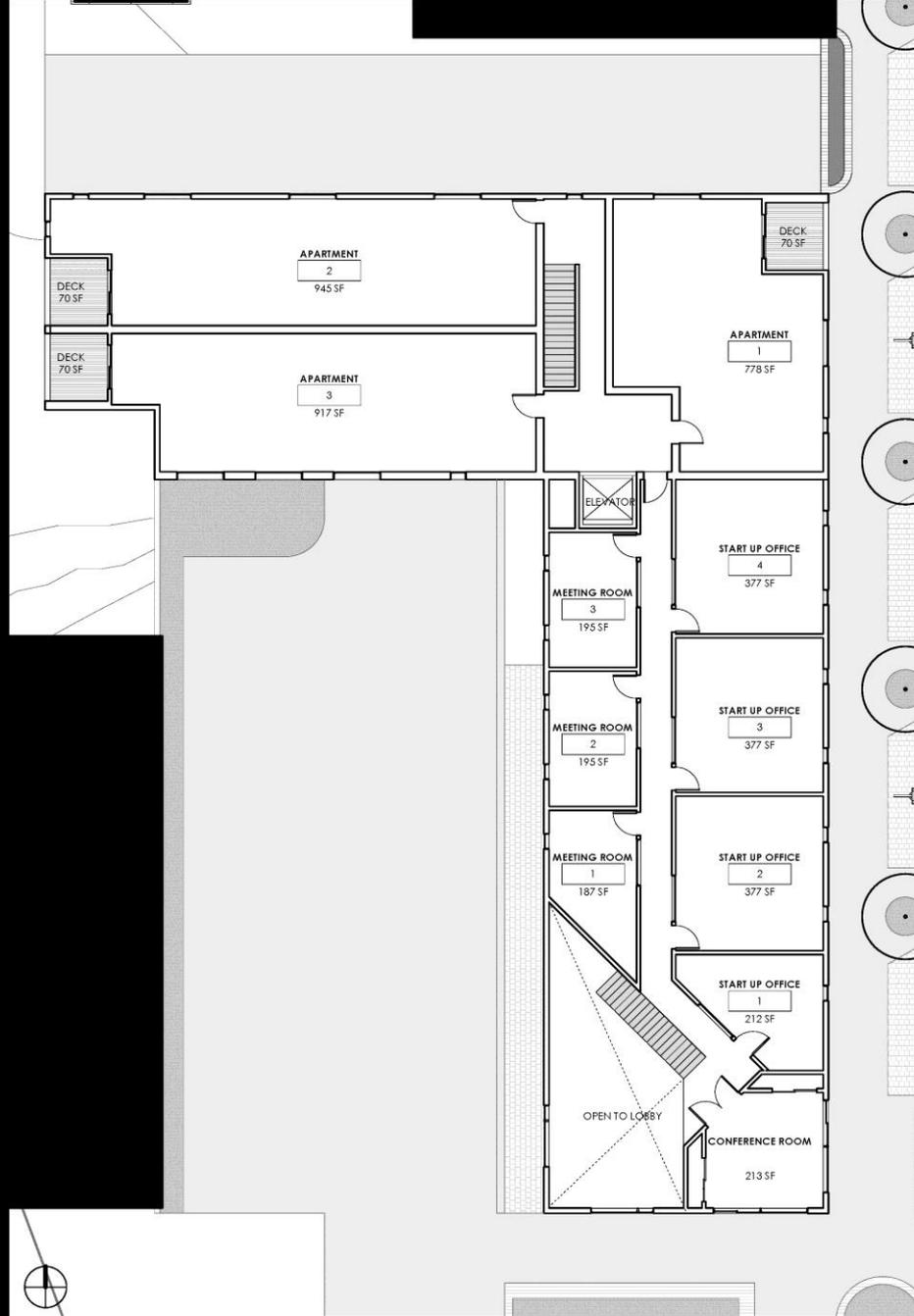




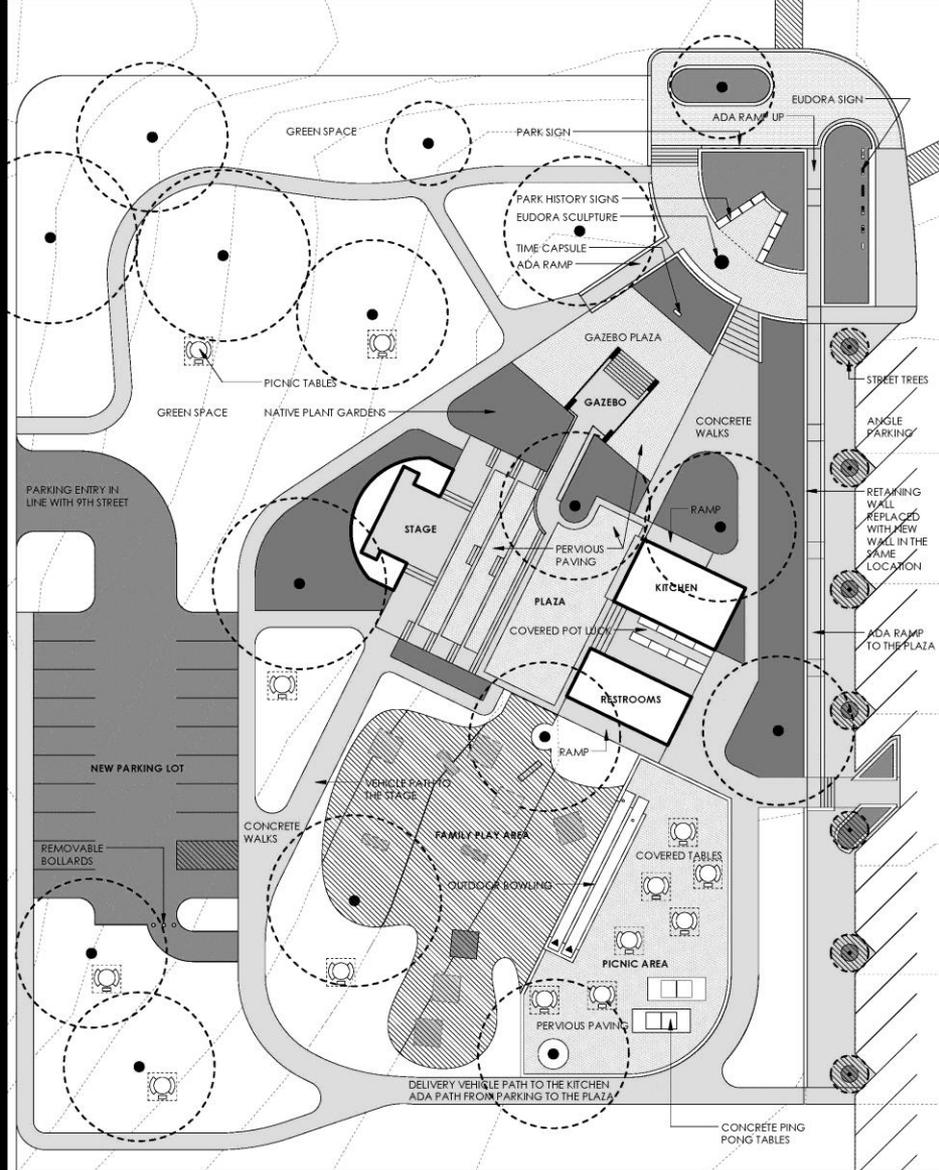










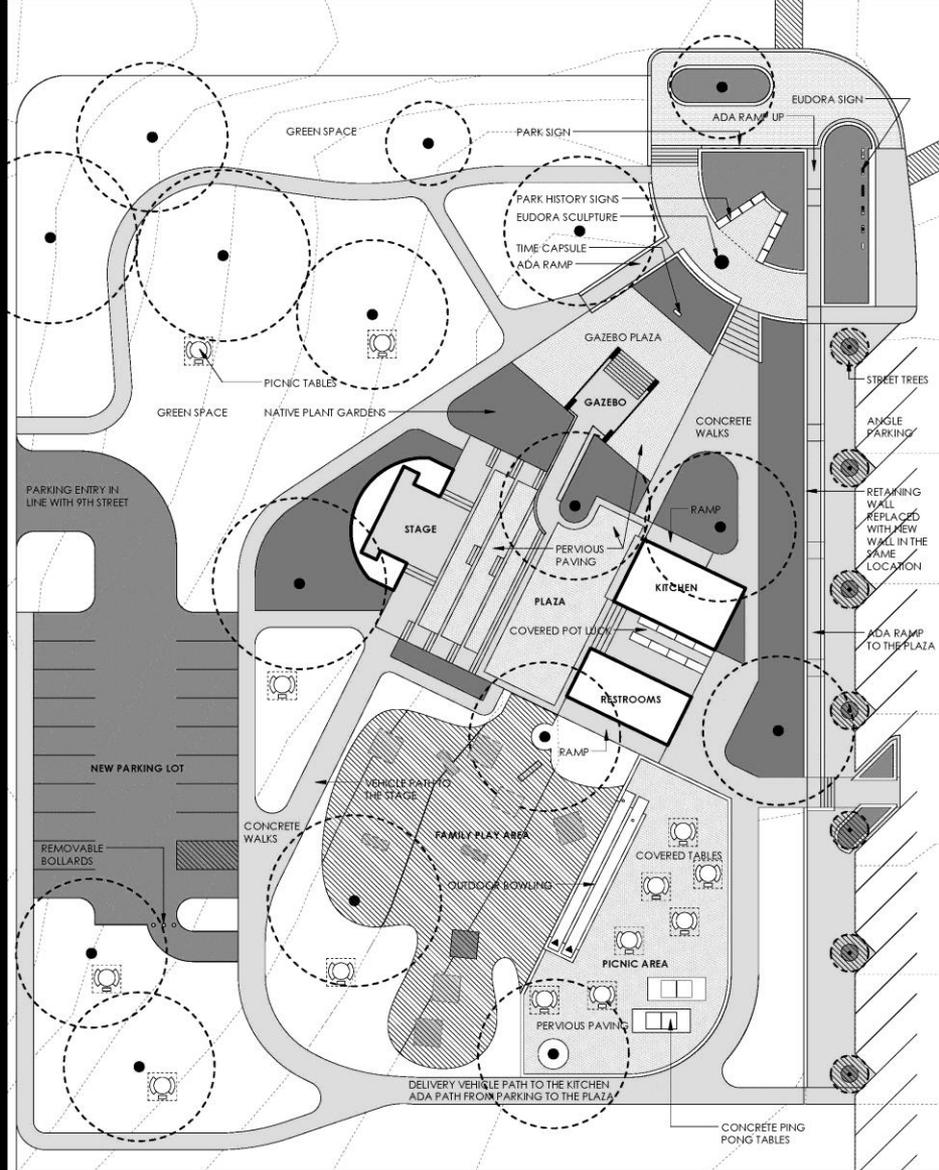










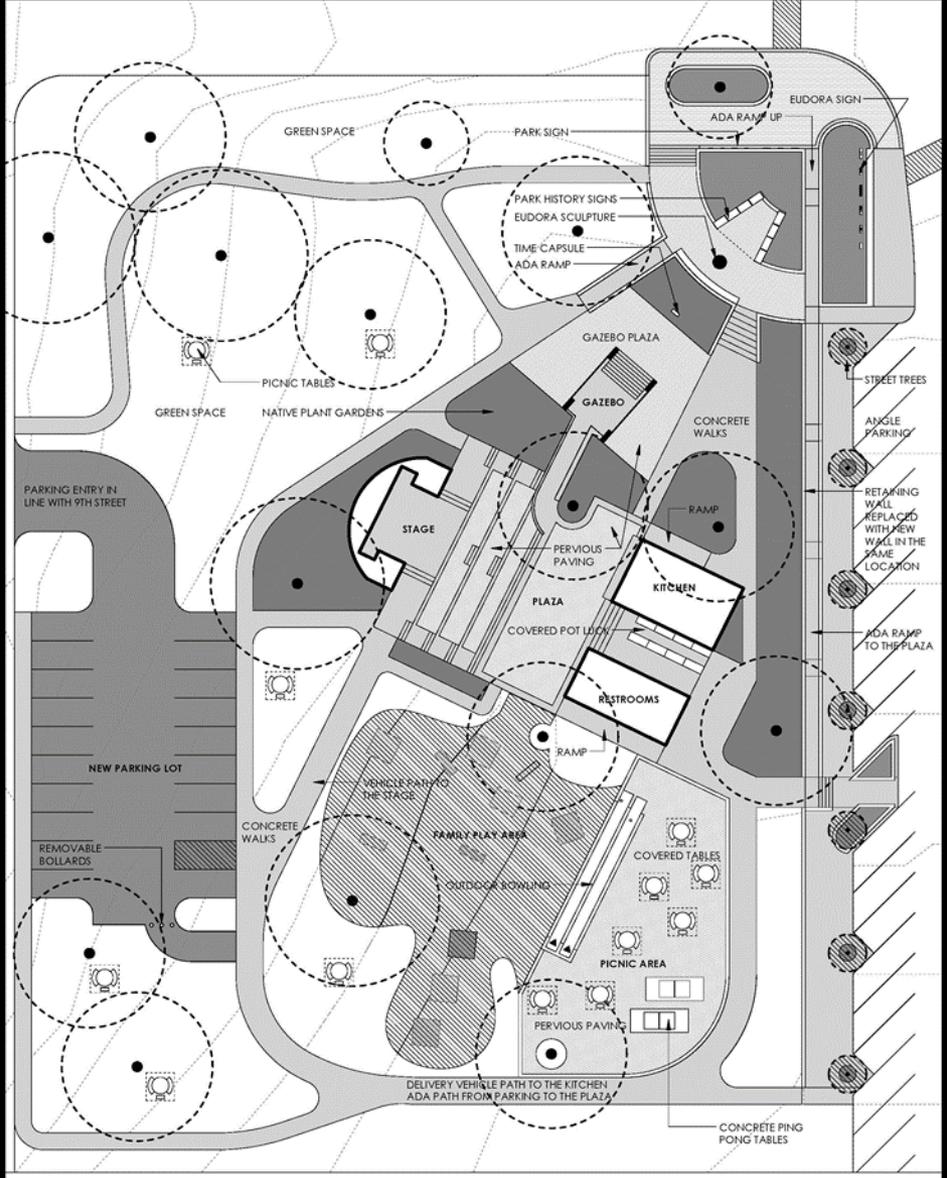


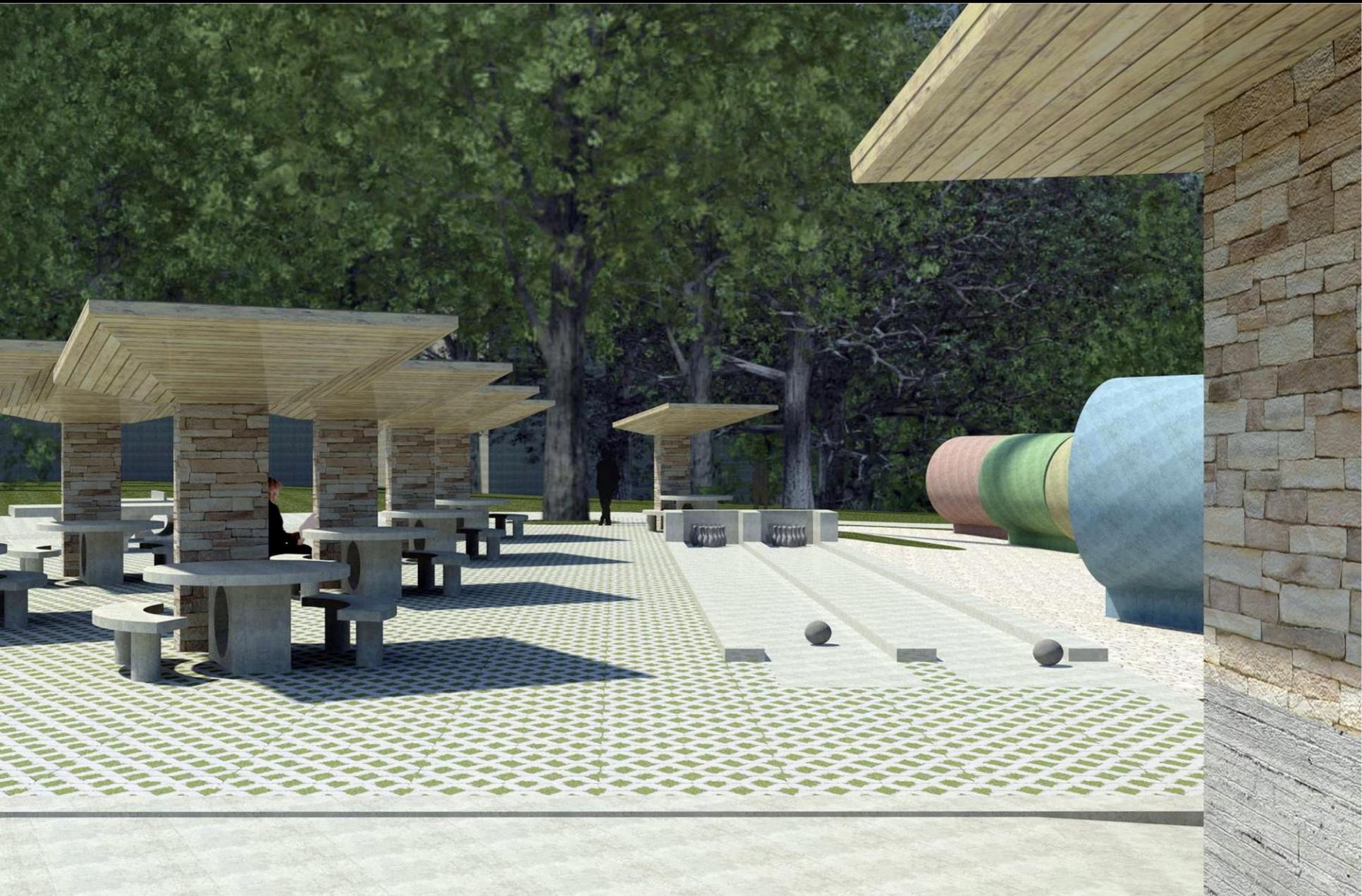




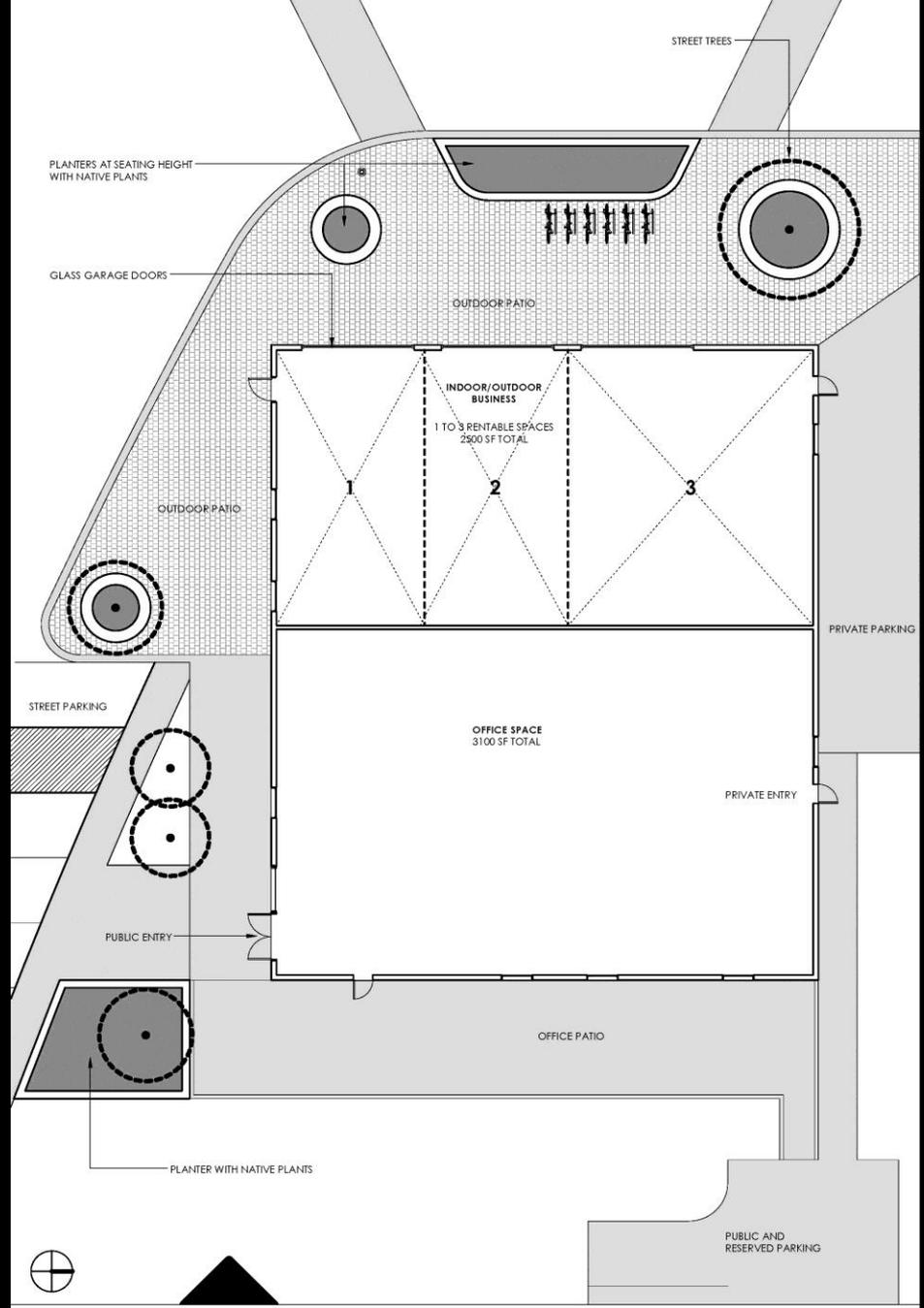






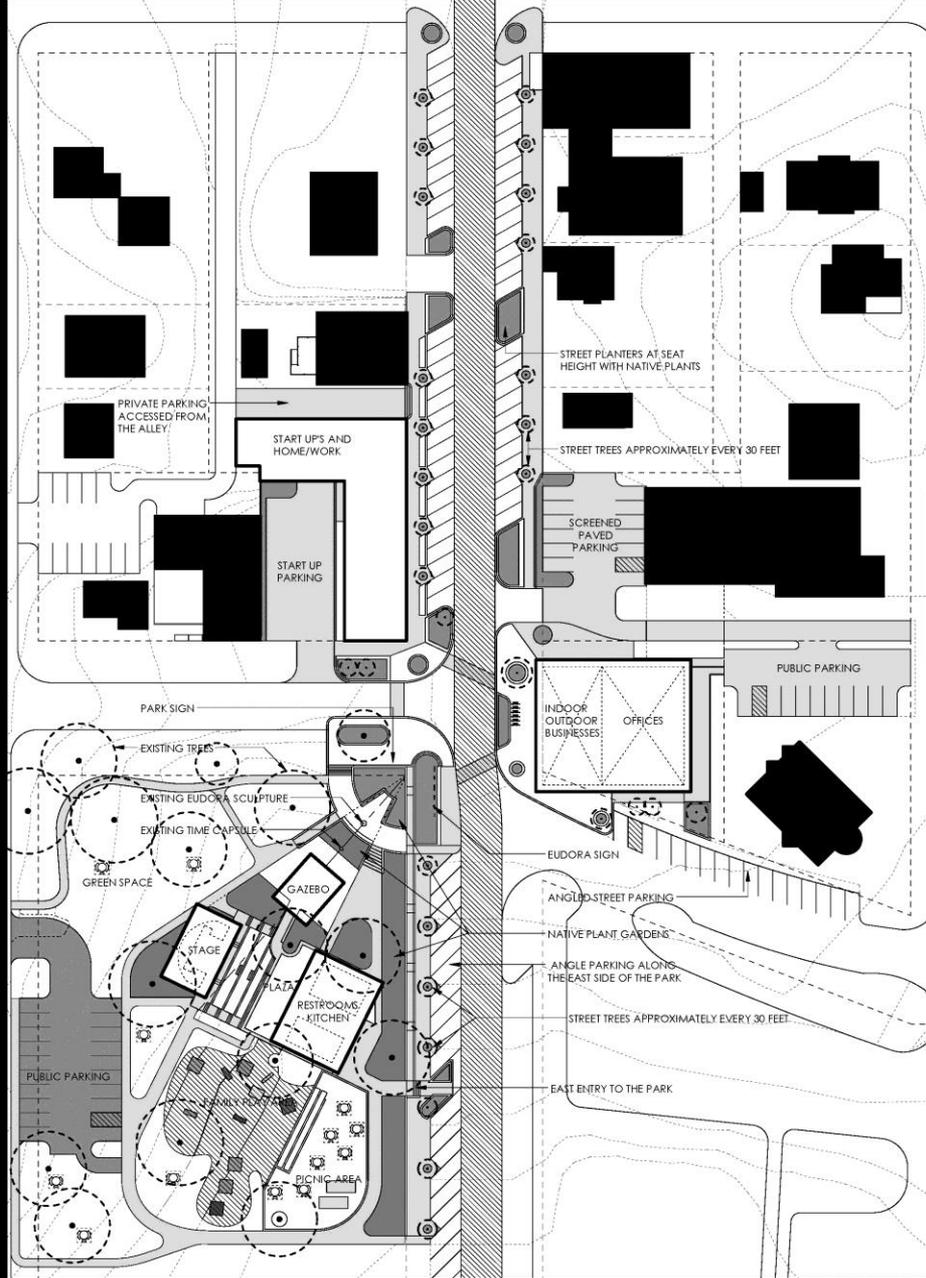














Agenda Statement

To: Mayor and City Commissioners
From: Barack Matite, City Manager
Date: Monday, January 27, 2020
Re: Nottingham Redevelopment Project: Request to Waive Fees

Background

The Nottingham redevelopment team is working diligently on the project. The respective development plan documents have been submitted and internal staff review has commenced. While in the process of submitting the required applications, the question of whether the city (being the owner/applicant) should pay the required application fees came up. Following a brief discussion, I advised the team that all city fees associated with the project would be waived but a formal request will be made before the City Commission.

Please consider this the formal request to waive all city fees. If the fees are not waived, that would mean that the city would pay the fees using existing funds then reimburse itself once funds are available following the issuance of the temporary notes.

Budget Impact – N/A

City Manager Approval – N/A

Recommended Commission Action:

Suggested Motion: I move the City Commission waive all city fees associated with the Nottingham project for the City of Eudora as it works to redevelop the “Nottingham” site at 1428 Elm St.