

**EUDORA CITY COMMISSION
MEETING AGENDA
June 22, 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 June 8, 2020 Eudora City Commission meeting**
 - B. Consider minutes of June 16, 2020 Eudora City Commission special meeting**
 - C. Consider warrants against the City of Eudora**

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

- IV. PUBLIC HEARING:**
 - A. Incentive request from Modern Manufacturing for Industrial Revenue Bond tax abatement**
- V. BUSINESS ITEMS:**
 - A. Consider Resolution 2020-06 determining the intent to issue Industrial Revenue Bonds, in an amount not to exceed \$8,299,500, to finance the costs of acquiring, constructing, and equipping an industrial facility for the benefit of Modern Manufacturing Inc.**
 - B. Consider Resolution 2020-07 updating the Master Fee Schedule**
 - C. Consider Authority to Award Contract for Bluejacket Trail Phase 2**
- VI. Mayor & City Commission comments**
- VII. City Manager & staff comments**
- VIII. WORK SESSION:**
 - A. None**
- IX. EXECUTIVE SESSION:**
 - A. Non-elected personnel**
- X. 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
June 8, 2020
7:00 pm

Call to Order

Mayor Tim Reazin participated remotely
Vice Mayor Ruth Hughs participated remotely
Commissioner Jolene Born participated remotely
Commissioner Roberta Lehmann participated remotely
Commissioner Tim Bruce participated remotely arrived at 7:05 pm

Quorum noted.

Pledge of Allegiance was recited.

Changes or additions to agenda

Mayor Reazin requested the personnel matter of non-elected personnel Executive Session be removed from the agenda and add to the agenda business item C. Consider 1st Amendment to the real estate purchasing agreement for Casey's General Store.

Mayor Reazin moved the City Commission approve the agenda with the personnel matter of non-elected personnel Executive Session removed and the addition of business item C. Consider 1st Amendment to the real estate purchasing agreement for Casey's General Store, motion seconded by Commissioner Born, all ayes, motion carried, 4-0.

Consent agenda items

- A. Consider minutes of May 27, 2020 Eudora City Commission meeting
- B. Consider warrants against the City of Eudora
- C. Consider May Police Department report
- D. Consider May Fire Department report

Mayor Reazin moved the City Commission approve the consent items, motion seconded by Commissioner Born, all ayes, motion carried, 4-0.

Public comments

Public comments were invited and none were submitted.

Business Items

A. Consider reappointment of Fire Chief Ken Keiter to the Douglas County Emergency Management Board Chief Keiter is currently serving on the board and has agreed to the reappointment for another year.

Mayor Reazin moved the City Commission approve the reappointment of Fire Chief Ken Keiter to the Douglas County Emergency Management Board for the term that expires on July 1, 2021, motion seconded by Commissioner Lehmann, all ayes, motion carried, 4-0.

B. Consider approving agreement for professional services related to Church Street improvements Matite explained the Governing Body approved Renaissance Infrastructure Consulting (RIC) as the City's Nottingham project engineer. The agreement with RIC does not include all the improvements to Church Street in the scope of work. The agreement up for consideration and included in the packet does include improvements such as traffic signal at 15th & Church, sidewalks, improvements at 14th & Church, turn lanes and

other improvements. Development team members Don Comprise and Michael Comparato attended the meeting remotely but didn't add comments to Matite's presentation.

Mayor Reazin moved the City Commission authorize City Manager, Barack Matite, to execute the agreement for professional services for civil engineering, consulting, and survey services for the improvements of Church Street from K-10 to 14th Street, motion seconded by Commissioner Bruce, all ayes, motion carried, 5-0.

C. Consider 1st Amendment to the real estate purchasing agreement for Casey's General Store
Matite shared the drawings submitted by Casey's for a new store at Nottingham Center. Casey's due diligence period will expire on June 22nd. Casey's have asked for an extended due diligence period since they haven't provided the city with a notice to close. The city needs a notice to close before continuing with the next steps of financing and construction. After discussion, it was the consensus of the Governing Body to extend the due diligence period for ninety days and inform Casey's the drawings do not meet the Nottingham guidelines.

Mayor Reazin moved the City Commission approve the First Amendment to the Purchase Agreement thus extending Casey's Due Diligence Period to September 21, 2020 and authorize Mayor Reazin and Barack Matite to execute the Addendum and direct the City Manager to inform Casey's that the recently submitted plans are not acceptable as submitted, motion seconded by Commissioner Bruce, all ayes, motion carried, 5-0.

Mayor and City Commission Comments

Mayor Reazin thanked staff for sharing information online and on the city's website.

Commissioner Bruce – No comment.

Commissioner Hughs – No comment.

Commissioner Born – No comment.

Commissioner Lehmann – No comment.

City Manager and Staff Comments

City Manager Barack Matite commented staff has been tremendous while working through Phase 3. Matite knows that Recreation Director Pennington and staff are prepared for the challenges of the pool opening next week. Management Analyst Jeff Rhodes and wife had a baby girl. Matite reminded the Commissioners of the City Commission Retreat next week on Tuesday from 5:00 pm to 9:00 pm with dinner provided.

Director of Public Works Branden Boyd attended the meeting remotely and provided an update of the brush facility that was open on Saturday. 35 people brought 50 loads of debris to the facility. Winchester water line project is moving forward.

Police Chief Wes Lovett joined the meeting remotely and had no comment.

Fire Chief Ken Keiter joined the meeting remotely and had no comment.

Parks & Recreation Director Sally Pennington joined the meeting remotely and commented the opening of the fitness room is going smoothly. Citizens are understanding and staff feels comfortable moving forward.

City Clerk Pam Schmeck did not attend meeting. Billing specialist Eric Strimple attended in Schmeck's place.

Mayor Reazin moved the City Commission recess to Executive Session for consultation with an attorney deemed privileged in the attorney-client relationship for 30 minutes and return at 8:15 pm, motion seconded by Commissioner Born, all ayes, motion carried, 5-0.

City Attorney Deb Roby joined Executive Session by phone.

Mayor Reazin brought the meeting to order at 8:15 pm.

Mayor Reazin moved the City Commission authorize the City Attorney to execute on the City's behalf a Joint Stipulation and Agreement between the City, Evergy and KCC concerning the certification of electric utility service territory for certain tracts of land, plus individual customer accounts, outside of the city limits, as set forth in the Final Draft Joint Stipulation and Agreement and for the same to filed with the Kansas Corporation Commission, motion seconded by Commissioner Hughs, all ayes, motion carried, 5-0.

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

Meeting adjourned at 8:16 pm.

Tim Reazin, Mayor

Pam Schmeck, City Clerk

Eudora City Commission Special Meeting
City Hall – 4 E. 7th Street
Eudora, Kansas
June 16, 2020
5:00 pm

Call to Order

Mayor Tim Reazin

Vice Mayor Ruth Hughs

Commissioner Jolene Born

Commissioner Roberta Lehmann

Commissioner Tim Bruce

Quorum noted.

Pledge of Allegiance was recited.

Changes or additions to agenda

Mayor Reazin moved the City Commission approve the agenda, motion seconded by Commissioner Bruce, all ayes, motion carried, 5-0.

Consent agenda items

A. None

Public comments

Public comments were invited and none were submitted.

Business Items

A. Consider authorizing City Manager Barack Matite to execute contract for engineering with CFS Engineers for Lucy Kaegi Park Trail improvements

Matite explained the amount of \$28,000 is over his spending authority and requested the City Commission authorize him to execute the contract. Staff would like to get started on this project as soon as possible. The city received grant funding for this project and will be reimbursed for the amount paid to CFS Engineers.

Mayor Reazin moved the City Commission authorize City Manager Barack Matite to execute the contract for engineering services with CFS Engineers for Lucy Kaegi Park Trail improvements, motion seconded by Commissioner Born, all ayes, motion carried, 5-0.

Mayor and City Commission Comments

Mayor Reazin reported the pool has another leak which Matite replied the company hired for repairs is looking into. The Mayor wondered if the pool could be open earlier to allow certain citizens to enjoy the pool, i.e., seniors or day cares. Matite responded Parks & Recreation Director Sally Pennington will be watching the pool closely and will adjust hours of the pool accordingly.

Commissioner Bruce – No comment.

Commissioner Hughs – No comment.

Commissioner Born – No comment.

Commissioner Lehmann – No comment.

City Manager and Staff Comments

City Manager Barack Matite commented the June 22, 2020 City Commission meeting should be the first in person meeting since the stay at home order was issued. Matite requested the City Commission bring their calendars to the June 22nd meeting to assist in scheduling a 2021 budget meeting. Management Analyst Jeff Rhodes is back at work after a hiatus.

City Clerk Pam Schmeck – No comment.

Mayor Reazin moved the City Commission recess to the Strategic Planning Work Session, motion seconded by Commissioner Bruce, all ayes, motion carried, 5-0.

Mayor Reazin brought the meeting to order at 9:10 pm.

Commissioner Hughs appreciated the meeting. She thinks it's important for the Commissioners to be able to hear each other's ideas.

Mayor Reazin thought the meeting was very important. He wanted staff to be able to hear the Commissioners ideas and priorities. He wants everyone to be part of a total team.

Matite responded once the Comprehensive Plan is completed and he receives the report from Facilitator Patty Gentrup on tonight's meeting, staff will meet as a whole and have a discussion on these topics.

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

Meeting adjourned at 9:15 pm.

Tim Reazin, Mayor

Pam Schmeck, City Clerk



Memorandum

To: Mayor and City Commissioners
From: Barack Matite, City Manager
Date: Monday, June 22, 2020
Re: Public Hearing: Notice of Public Hearing for Issuance of Industrial Revenue Bonds (IRB)

Background

Per K.S.A. 12-1740-1749d, the IRB Act, the City is required to hold a public hearing as part of Industrial Revenue Bond issuance process. The Act also requires the City to prepare a cost-benefit report; publish a Notice of Public Hearing in the city's official paper; and notify the governing bodies of the County and the Unified School District.

Attached to this memorandum is the affidavit of publication and copies of the letters that were mailed to Douglas County Government and Eudora School District informing them of the public hearing and the city's intent to consider Resolution 2020-06.

Following a presentation from Ed Snow and Russ Taylor, the representatives of Modern Manufacturing, Mayor Reazin should open the public hearing and allow those in attendance to comment on the issue. Upon the closure of the public hearing, the City Commission will consider the Resolution 2020-06 as a business item.

Staff, bond counsel and the applicant, will be present to answer any questions from the Commission.

**NOTICE OF PUBLIC HEARING FOR ISSUANCE
OF INDUSTRIAL REVENUE BONDS**

Public notice is hereby given that the City of Eudora, Kansas (the “Issuer”), will conduct a public hearing on June 22, 2020, or as soon thereafter as may be heard, at 4 East 7th Street, Eudora, Kansas, in regard to the proposed issuance by the Issuer of its Industrial Revenue Bonds (Modern Manufacturing Inc. Project), in an approximate principal amount of \$8,299,500 (the “Bonds”) and in regard to an exemption from ad valorem taxation for property constructed or purchased with the proceeds of such Bonds.

The Bonds are proposed to be issued under authority of K.S.A. 12-1740 *et seq.*, as amended, to provide funds for acquiring, purchasing, constructing, installing and equipping an industrial facility to be located at 1202 Cardinal Road in the City of Eudora, Kansas. The Issuer intends to base lease the facility and further intends to lease the facility to Modern Manufacturing Inc. a California corporation, or its successors and assigns.

The applicant has requested a 10-year, approximately 50% property tax abatement for the property constructed or purchased with the proceeds.

A copy of this Notice, together with a copy of the resolution of intent of the Issuer to be considered for adoption, indicating the intent of the governing body of the Issuer to issue such Bonds, and a report analyzing the costs and benefits of such property tax exemption, are on file in the office of the Clerk and available for public inspection during normal business hours.

All persons having an interest in this matter will be given an opportunity to be heard at the time and place above specified.

Dated June 13, 2020.

Pam Schmeck
Clerk of the Eudora, Kansas
7 East 7th Street
Eudora, Kansas
785-542-2153



Sarah Plinsky
County Administrator
Douglas County Government
1100 Massachusetts Street
Lawrence, KS 66044

June 15, 2020

Dear Ms. Plinsky,

This letter is to formally inform you and the Board of County Commissioners that a public hearing will be held at Eudora City Hall, 4 E. 7th Street, Eudora, Kansas, on Monday, June 22nd at 7:00 pm in regard to the proposed issuance of the Industrial Revenue Bonds (for Modern Manufacturing project), in an approximate principal amount of \$8,299,500 (the "Bonds") and in regard to a partial exemption from ad valorem taxation for property constructed or purchased with the proceeds of such Bonds.

Attached to this letter are; (1) the Notice of Public Hearing for Issuance of Industrial Bonds, and (2) Resolution of Intent to issue the Industrial Revenue Bonds. The report analyzing the costs and benefits of the proposed property tax exemption is expected to be completed the week of June 15th, 2020 and will be forwarded to you upon its completion.

Contact me if you have any questions.

Barack Matite
City Manager

Cc: Kevin Wempe



Steve Splichal
Superintendent of Schools
Eudora School District
1310 Winchester Road
Eudora, KS 66025

June 15, 2020

Dear Mr. Splichal,

This letter is to formally inform you and the Eudora Board of Education that a public hearing will be held at Eudora City Hall, 4 E. 7th Street, Eudora, Kansas, on Monday, June 22nd at 7:00 pm in regard to the proposed issuance of the Industrial Revenue Bonds (for Modern Manufacturing project), in an approximate principal amount of \$8,299,500 (the "Bonds") and in regard to a partial exemption from ad valorem taxation for property constructed or purchased with the proceeds of such Bonds.

Attached to this letter are; (1) the Notice of Public Hearing for Issuance of Industrial Bonds, and (2) Resolution of Intent to issue the Industrial Revenue Bonds. The report analyzing the costs and benefits of the proposed property tax exemption is expected to be completed the week of June 15th, 2020 and will be forwarded to you upon its completion.

Contact me if you have any questions.

Barack Matite
City Manager

Cc: Kevin Wempe



Agenda Statement

To: Mayor and City Commissioners
From: Barack Matite, City Manager
Date: Monday, June 22, 2020
Re: Consider Resolution 2020-06

Background

Over the past three months staff has been working with Mr. Ed Snow and Mr. Russ Taylor, representatives of [Modern Manufacturing](#) as they explored suitable sites for their expansion throughout the country. The company is the exclusive supplier of signaling equipment and accessories of some of the largest class 1 railways in North America. After months of exploration, the company identified the 1202 Cardinal Drive property as the ideal site for their expansion. After numerous conversations and correspondence, staff and bond counsel informed the company of the City's incentive policy, the processes, and the available incentive tools, both locally and at the state level.

Following our conversations with the company's representatives and their counsel, they submitted an economic development incentive application for Industrial Revenue Bonds (IRB).

Attached to this agenda statement are (1) the applicant's incentive application, (2) the report analyzing the costs and benefits of property tax exemptions for the development, and (3) Resolution 2020-06 for your review.

Following the closure of the public hearing, the City Commission will consider Resolution 2020-06 which determines the intent of the City of Eudora to issue its Industrial Revenue Bonds (IRB) in the amount not to exceed \$8,299,500 to finance the costs of acquiring, constructing and equipping an industrial facility for the benefit of Modern Manufacturing Inc. and its successors and assigns.

If the City chooses to issue the IRBs, the City will have no financial liability related to the IRBs. The IRBs will be payable solely from payments made by the company.

Staff Comments and Recommendation

Per the City's [Economic Development Incentive Policy](#), the City Commission shall be guided by the following criteria in reviewing applications:

- Effectiveness and efficiency in expansion and diversification of the City's tax base
- Elimination of blight
- Compliance with the City's Comprehensive Plan
- Financial risks to the City and other governmental units
- Impact of existing business within the City
- Location of the project in an area which has been targeted by the Governing Body for development/redevelopment; or which has specific site constraints making development/redevelopment more difficult or costly
- Impact on the City's growth pattern and resulting infrastructure requirements.
- Other factors deemed relevant [by the Governing Body].

Based on the cost-benefit analysis report, the project will bring a significant amount of benefits to the taxing jurisdictions in Eudora. The City of Eudora will see a benefit to cost ratio of 2.58:1 over a ten-year period. The report considered the impact the company, its employees and workers in spin-off jobs will have on the community and the state.¹

Staff and bond counsel have reviewed the incentive application and the cost-benefit analysis (CBA) report and recommend approval of Resolution 2020-06.

If approved by the City Commission, the Modern Manufacturing Inc. would receive property tax abatement of 50% for 10 years and a sales tax project exemption on construction materials and personal property.

The city's bond counsel will be at the meeting to answer any questions you may have regarding IRB financing, CBA report and the next steps following the approval of the Resolution. Mr. Ed Snow will be present as well to respond to questions about their company and the project.

Budget Impact - All costs associated with this project/incentive application will be incurred by the applicant. The City has no financial liability.

City Manager Approval - N/A

Suggested motion—

I move the City Commission approve Resolution 2020-06 determining the intent of the City of Eudora to issue its Industrial Revenue Bonds in the amount not to exceed \$8,299,500 to finance the costs of acquiring, constructing and equipping an industrial facility for the benefit of Modern Manufacturing Inc. and its successors and assigns.

¹ See page 5 of the Cost-Benefit Analysis of Modern Manufacturing Inc report.

PROJECT APPLICATION (CITY OF EUDORA, KS)

A. APPLICANT INFORMATION

Name of Corporation/Partnership Modern Manufacturing Inc.
Date of Request May 14, 2020
Address 2800 Habor Bay Parkway, Alameda CA., 94502
Primary Contact Ed Snow
Address 15B Bury Street, Winnipeg MB., Canada R3E2X7
Phone 701 415 9160 Fax NA E-mail esnow@modmanufacturing.com

B. Name and addresses of all persons or corporations who would be obligated as either applicant or personal guarantors of subsidy:

Name: Stacy and Witbeck
Address: 2800 Habor Bay Parkway, Alameda CA., 94502
Name: _____
Address: _____
Name: _____
Address: _____

C. Name and addresses of the principal officers and directors of the applicant:

Name: Russ Taylor, President
Address: 2800 Habor Bay Parkway, Alameda CA., 94502
Name: Ed Snow, Vice President
Address: 15B Bury Street, Winnipeg MB., Canada R3E2X7
Name: _____
Address: _____

D. Applicant's Attorney

Name Steve Sparks & Jon Otto Bryan Cave Leighton Paisner
Phone Number (816) 292 7882 & (816) 374 3239

E. Applicant's Financial Advisor

Name NA
Phone Number _____

F. Applicant's Accountant

Name Mark Schoendienst, CFO Stacy and Witbeck
Phone Number 510 982 9179

G. Requested Subsidy:

Category:	Source/Type/Description:	Requested Amount
Tax Increment Financing		\$
Tax Abatement	50% for 10 years	\$ 8,299,500
Transportation Dev District (TDD)		\$
Community Improvement District (CID)		\$
Industrial Revenue Bonds		\$ 8,299,500
Economic Development Grant		\$
Economic Development Loan		\$
Other – Public Improvements		\$
TOTAL REQUEST		\$ 8,299,500

H. Complete Project Sources and Uses:

Sources:

Private Bank Loan	\$
Private Equity	\$ 8,299,500
State/Local Loan/Grant Funds	\$
Tax Increment/Tax Abatement	\$
TDD/CID	\$
Other (specify _____)	\$
Total Sources:	\$

Uses:

Land Acquisition & Existing Building	\$ 2,720,000
Building Construction/Reconstruction	\$
Machinery/Equipment	\$ 4,000,000
Site Improvements	\$ 750,000
Installation of Public Utilities	\$
Parking Improvements	\$
Legal/Financial Costs	\$ 75,000
Surveying/Platting/Permitting	\$
Other (specify _____ Contingency _____)	\$ 754,500
Total Uses:	\$ 8,299,500

I. Use of Subsidy:

Amount requested for purchase of land:	\$	2,720,000
Amount requested for building:	\$	
Amount requested for equipment:	\$	4,000,000
Amount requested for site improvements:	\$	750,000
Amount requested for public utilities:	\$	
Working capital:	\$	
Other (specify): <u>Contingency, legal & financing</u>	\$	829,500
TOTAL REQUEST		\$ 8,299,500

J. Project Details:

1. Include the following project details on a separate sheet:

- # of housing units, type of housing units, size of housing units, etc
- breakdown of commercial square footage, i.e., office, retail, manufacturing, industrial, hospitality, entertainment, etc
- cost per square footage of construction of each type of housing unit and each type of commercial use
- commencement and completion for each project component, include site improvements and public infrastructure
- dates for sale or lease of units, occupancy start, and full occupancy, etc
- estimated appraised value of project when complete, separated by use
- describe how the property will be subdivided by uses
- estimated taxable sales per s.f. of retail, hospitality, etc.

2. Name and address of Contractor NA

Name and address of Architect: NA

3. What type of equipment will be financed, if any? The equipment purchased will include metal, cutting, forming and welding equipment but will not be financed

4. If the applicant will be in direct competition with local firms,
(a) name of firms: None Known

(b) describe nature of the competition: _____

K. Project Operations:

1. Provide the following operating assumptions on a separate sheet:

- For property to be leased, provide the estimated lease rates by type, lease type, lease term, etc. (separate commercial uses from residential uses)
- For property to be sold, provide the estimated gross sales price (and per unit or per s.f. measure) and cost of sales (separate commercial from residential uses)
- Include detail of annual operating expenditures, separate commercial from residential uses
- Prepare pro-forma statements through ten (10) years of operation beginning from initial construction, including revenue projections, operating expense projections, and a debt amortization schedule. Include hypothetical sale in the 10th year.
- Prepare pro-forma statements with and without the requested subsidy

L. Subsidy Analysis:

1. Detail the need for the subsidy, the benefit to the applicant of the subsidy The subsidy will reduce capital & operating costs making Eudora more competitive with other locations
2. Has additional financing, whether internally generated or through other loans, been arranged? (If yes, explain on an attached sheet) Yes
3. Has the applicant investigated conventional financing? What are the proposed terms? The project will be self funded

M. Proposed Location/Timing of Construction:

1. Location of the project: 1202 Cardinal Road, Eudora, KS., 66025
2. What percentage of the building will be occupied by the applicant? 100%
3. Is the project properly zoned? Industrial area so should be but unknown
4. If a zoning change is pending, cite application number and present status. If application has not been made, briefly describe what change will be needed and plans for submitting application:
- _____
- _____
- _____
5. If unusual demands for water or sewer services or police or fire protection will be made, specify the demands:
- _____
- _____

N. Ownership and Management:

1. Describe the development company, ownership, affiliated/partner companies (identify membership entities):

Stacy and Witbeck will be the sole shareholder

2. What portion of the project is being financed from other affiliate or partner funds?

\$ The project will be self financed

Please Explain

3. Will portions of the project be sold to other entities? If so, please explain

No

4. Describe all threatened or pending/outstanding litigation and legal claims or regulatory issues:

None

Disclosure items:

Has the applicant or any affiliated party defaulted on a real estate obligation?

No

Has the applicant or any affiliated party declared bankruptcy?

No

Has the applicant or any affiliated party had judgments recorded against them?

No

If the answer is yes to any of the above, please explain.

O. Job Creation Detail:

Type of Job	No. of this Type	Average Annual Wage
Professional	3	\$ 249,600
Technical	25	\$1,248,000
Clerical	2	\$ 58,240
General Labor	10	\$ 374,400
Other: (specify _____)		
What is the total Annual Payroll?		\$1,930,240

P. Financial Capacity:

1. Provide copies of applicant's financial statements (balance sheets and income statements) for the past three years certified as correct by the owner or an authorized officer (or audited) and current (year to date)

Not available since this is a startup operation

2. Provide current (year to date) and three years historical financial statements (balance sheets and income statements) for the affiliated/partner entities, to demonstrate financial capacity

Not available since this is a startup operation

3. Provide last three years income tax returns for development principals, if applicable.

Not available since this is a startup operation

4. Audited financials are required, and if not available, provide an explanation.

Not available since this is a startup operation

5. Letter from the primary lender(s) stating the amount of conventional financing available for the project

The project will be self financed

Q. References and Relevant Experience:

1. Provide names and locations of recent comparable projects

2. Provide private, public, and non-profit sector references from comparable projects. Please include names of government contacts with which the developer worked, if applicable.

3. Include three relevant experiences.

R. Applicant should be aware that additional financial data shall be required if requested by the City Manager, City Attorney or other persons authorized by the City of Eudora, Kansas.

Your signature below verifies the accuracy and completeness of all representations made in this application.



Signature

May 28, 2020

Date

Vice President

Title

J. Project details

This project consists of establishing a metal fabrication company
Its primary market niche will be the American Railroad and Transit industries.

K. Project Operations

This project will be self financed by Stacy and Witbeck

A Tax Abatement Cost-Benefit Analysis of Modern Manufacturing, Inc.

The firm is located in: **City of Eudora**

Report Printed: 6/18/2020

Description of the firm's location or expansion in the community:

Manufacturer of railroad and transit control and communication structures

This report includes an analysis of costs and benefits from the firm for the following taxing entities where the firm is or will be located. These taxing entities are considering tax abatements or incentives for the firm:

City:	Eudora
County:	Douglas
School District:	491
Special Taxing District:	Eudora Community Library
State of Kansas	

Contents of this report:

About this Cost-Benefit Analysis Report	Page 2	
Summary of Costs and Benefits for all Taxing Entities	Page 5	
The Economic Impact that the Firm will have on the Community	Page 6	
Costs and Benefits for:		
City:	Eudora	Page 7
County:	Douglas	Page 8
School District:	491	Page 9
Special Taxing District:	Eudora Community Library	Page 10
State of Kansas		Page 11

This Kansas Tax Abatement Cost Benefit Analysis (CBA) is prepared by the Kansas Department of Commerce for the benefit and use of the State of Kansas and its local units of government. This model was developed to assess the costs and benefits property tax abatement and economic development incentives have on state revenues. The Department of Commerce makes no representations, guarantees, or warranties as to the accuracy, completeness, or suitability of the analysis or information contained in this CBA. The Kansas Department of Commerce specifically disclaims any and all liability for any claims or damages that may result from other uses of the analysis in this CBA.

About this Cost-Benefit Analysis Report

This cost-benefit analysis report was prepared using a computer program that analyzes economic and fiscal impact. The report shows the impact that the firm, its employees and workers in spin-off jobs will have on the community and the state.

The economic impact over the next ten years is calculated along with the accompanying public costs and benefits for the State of Kansas and the taxing entities included in this analysis.

The analysis also shows the effect of tax abatements and incentives that may be considered for the firm.

Here is how the analysis was performed:

1. Data was entered for the state and community's tax and other rates; the firm and its employees; tax abatements and other incentives being considered for the firm; construction activity; and expected visitors.
2. Using the data entered, as well as some rates built into the computer program, calculations were made of the economic impact of the firm along with the related costs and benefits.

The calculations of impact include direct, indirect and induced impact. Regional economic multipliers, specific to the firm's industry group, were used by the program to calculate the direct and induced or spin-off jobs and earnings in the community.

These are the report sections:

Summary of Costs and Benefits for all Taxing Entities

This report page summarizes the costs and benefits for all taxing entities resulting from the firm and from new direct, indirect and induced jobs.

The Economic Impact that the Firm will have on the Community

This report page shows the number of direct, indirect and induced jobs that will be created in the community, the number of new residents and additional school children, and increases in local personal income, retail sales, economic activity and the property tax base in the first year and over the next ten years.

Benefits and Costs for Each Taxing Entity

These report pages summarize the costs and benefits for the State of Kansas and for each taxing entity as a result of the firm locating or expanding in the Kansas community.

The public benefits include additional revenues from the firm and employees for the taxing entities - - -sales taxes, property taxes, utilities, utility franchise fees, other payments by new residents, Payments in lieu of taxes (PILOT) by the firm and additional school funding. Public costs include the additional costs of public services for new residents and the firm, costs of educating new students that move to the school district, along with tax abatements and incentives provided to the firm.

In addition to a presentation of public costs and benefits, this report also computes the present value of net benefits to be received by each taxing entity; the payback period for incentives and taxes to be abated; the rate of return on investment for each entity, and, cost benefit ratios.

Payback Period

The investment payback period for each taxing entity was computed. This analysis views the financial incentives, including tax abatement, that the taxing entities are considering for the firm as an investment that the public will be making in the company. The payback period, therefore, is the number of years that it will take each taxing entity to recover the cost of incentives from the net annual benefits that they will receive. This payback period also shows the point in time where the cost and benefits are equal for the level and length of tax abatements and incentives being granted. The payback period is a basis for judging the appropriateness of providing incentives to a firm. Generally, the shorter the payback period the better the investment.

Present Value

The present value of the expected cash flow over the next ten years for each entity was computed. Present value is a way of expressing in today's dollars, dollars to be paid or received in the future. Today's dollar and a dollar to be received or paid at differing times in the future are not comparable because of the time value of money. The time value of money is the interest rate or each taxing entity's discount rate. The analysis uses a discount rate that is entered to make the dollars comparable—by expressing them in today's dollars (present value). Generally, a positive present value indicates an acceptable investment.

Rate of Return on Investment

The rate of return on investment for each taxing entity was also computed. As with the computation of payback, the rate of return analysis views the incentives that each taxing entity is considering as an investment that the public will be making in the company. The rate of return, therefore, is the compound rate of return, over the next ten years, on each taxing entity's investment in the firm. Generally, a positive compound rate of return is considered desirable.

Benefit to Cost Ratio

The benefit to cost ratio for each taxing entity was also computed. This ratio compares public benefits over a ten year period from the new or expanding firm to public costs during the same period. For example, a benefit to cost ratio of 1.55 (or 1.55 to 1) shows that ten year benefits are 155 percent of public costs. Conversely, a benefit to cost ratio of .75 shows that public benefits are only 75 percent of public costs --costs exceed benefits. Generally, a benefit to cost ratio of 1.30 to 1 is considered acceptable for a taxing entity to grant tax abatements and other financial incentives to a firm.

How were the benefits and costs determined?

City, County, Special Taxing District and State Benefits and Costs

The Cost Benefit Analysis (CBA) operates with the assumption that 70% of the jurisdiction's revenues and expenditures supports its citizens, and 30% supports its businesses. Therefore, 70% of the revenues/costs (divided by number of residents) are calculated as the average revenue/cost per resident; 30% of these revenues/costs (divided by the number of workers in the jurisdiction) are calculated as the average revenue/cost per worker.

The CBA predicts potential benefits and costs from residents by multiplying the number of new employees moving to the jurisdiction by the average revenue/cost per resident. Benefits and costs from the business expansion are predicted by multiplying the average revenue/cost per worker.

Collection of sales taxes, transient guest taxes and property taxes as well as utility enterprises and franchise fees are potential benefits from an expansion.. Other revenues include fees, permits, license, and other charges.

The program predicts costs by removing utility enterprise expenditures and internal transfers from the general operating budget, and reducing the result to a cost per resident and a cost per worker.

School District Benefits and Costs

Property taxes as well as state and federal payments per full time student are used to predict benefits a school district may realize. The Kansas Department of Education condenses the school district's budget to a cost per student. One new student will not cause the addition of a new classroom or the hiring of another teacher, so it would not be fair to estimate the impact of new students using the average cost per student. The program utilizes a marginal cost per student (10% of the average cost per student, unless a different percentage is requested) to predict the cost to the district when a new student is added. Revenue per student is calculated from the amount of state and federal payment per student that the district receives.

The business predicts the average family size of new employees moving to the jurisdiction and the number of school age children in the family. The CBA can work with percentages, as in a family size of 2.5.

Indirect Jobs

The ripple or spin-off economic activity created by an expansion generates indirect or induced benefits. The number of jobs this activity generates depends largely on the type of business that is expanding and what types of jobs will be needed to support not only the business, but the new employees and their families. The program uses a default of 10% of the number of new employees to predict these jobs. The percentage can be adjusted, depending on community conditions, which also determine whether the indirect workers will be moving from out of state or out of county.

Formulas used in this analysis

- **Present Value** = (Total Benefits (for the year) ÷ 1+Discount Rate (5.5%))^{Number of Years Abated}
- **Compound Rate of Return** = ((Present Value of Total Costs ÷ Present Value of Total Benefits)^(1/Number of Years Abated))-1
- **Benefit to Cost Ratio** = Present Value of Total Benefits ÷ Present Value of Total Costs
- **Payback Period** = The point where total benefits equal or surpass total costs.

K.S.A. 79-213 (g) allows governmental bodies to seek assistance provided by the Kansas Department of Commerce (COMMERCE) in preparing an application requesting exemption from property taxes. COMMERCE prepared this cost benefit analysis as a service under this statute utilizing data gathered by the requesting governmental body, and makes no recommendation to the Board of Tax Appeals either for or against approval of a request for tax abatement.

Summary of Costs and Benefits for all Taxing Units

Benefits:

	Sales Taxes	Property Taxes	Utilities and Utility Franchise Fees	Corporate and Personal Income Taxes	Additional School Funding	Other Revenues (Including PILOT)	Total Benefits
City: Eudora	\$15,833	\$102,431	\$147,373			\$293,504	\$559,141
County: Douglas	\$16,357	\$123,875				\$46,178	\$186,410
491		\$87,113			\$170,828		\$257,941
Eudora Community Library		\$11,005				\$254,419	\$265,424
State of Kansas	\$7,942,725	\$3,982		\$2,847,649		\$1,650,002	\$12,444,359

Costs, Incentives and Taxes Abated:

	Costs of Services for the Firm and New Residents	Costs of Educating New Students	Taxes Abated	Incentives	Total Taxes Abated & Incentives	Total Costs
City: Eudora	\$167,112		\$50,437	\$0	\$50,437	\$217,549
County: Douglas	\$19,307		\$59,277	\$0	\$59,277	\$78,584
491		\$27,099	\$42,601		\$42,601	\$69,699
Eudora Community Library	\$390,790		\$5,503		\$5,503	\$396,293
State of Kansas	\$870,911	\$152,561	\$1,915	\$0	\$1,915	\$1,025,387

Net Benefits:

	Total Benefits	Present Value of Total Benefits	Total Costs (Includes Taxes Abated and Incentives)	Present Value of Total Costs	Benefit to Cost Ratio (Over 10 Years)
City: Eudora	\$559,141	\$405,250	\$217,549	\$157,069	2.58 : 1
County: Douglas	\$186,410	\$139,432	\$78,584	\$58,154	2.4 : 1
491	\$257,941	\$191,852	\$69,699	\$51,418	3.73 : 1
Eudora Community Library	\$265,424	\$189,944	\$396,293	\$283,273	.67 : 1
State of Kansas	\$12,444,359	\$8,934,078	\$1,025,387	\$740,086	12.07 : 1

Other

	Net Benefits	Present Value of Net Benefits	Taxes Abated & Incentives	Present Value of Taxes Abated and Incentives	Payback Period for Taxes Abated and Incentives and	Compound Rate of Return (Over 10 Yrs)
City: Eudora	\$341,592	\$249,453	\$50,437	\$37,526	1 Year	9.94%
County: Douglas	\$107,826	\$81,278	\$59,277	\$44,372	3 Years	9.14%
491	\$188,242	\$140,434	\$42,601	\$31,695	2 Years	14.07%
Eudora Community Library	(\$130,869)	(\$93,329)	\$6,012	\$4,094	1 Year	N/A
State of Kansas	\$11,418,972	\$8,190,609	\$1,915	\$1,425	1 Year	28.29%

The Economic Impact of this expansion by Modern Manufacturing, Inc.

NAICS Code 334290 - Primary metals industries

	<u>In the first year</u>	<u>Over the next ten years</u>
*Number of new direct and indirect jobs to be created	44	120
Number of new residents in the community	1	2
Number of additional students in the local school district	3	6
**Increase in local personal income	\$1,924,000	\$38,532,000
***Increase in local retail sales	\$673,400	\$13,486,200
Increase in the community's property tax base	\$1,177,496	\$1,536,365
Land	\$604,370	\$788,566
Buildings	\$286,563	\$373,900
Furniture, fixtures & Equipment	\$0	\$0
Residential Property	\$820	\$5,348

*The Employment Multiplier for NAICS Code 334290 is 1.2. The Employment Multiplier is used to estimate the total change in the number of direct and indirect jobs as a result of the expansion.

**The Earnings Multiplier for NAICS Code 334290 is 1. The Earnings Multiplier is used for estimating to what degree more personal income will be generated.

***The Percentage of Gross Salaries expected to be spent on retail sales is 0.35

Property taxes to be abated by the following taxing entities:

City	<input checked="" type="checkbox"/>	Special Taxing District 1	<input checked="" type="checkbox"/>
County	<input checked="" type="checkbox"/>	Special Taxing District 2	<input type="checkbox"/>
School District	<input checked="" type="checkbox"/>	The State	<input checked="" type="checkbox"/>

Percent of property taxes to be abated on:

	Land	Buildings and Improvements	Furniture, Fixtures & Equipment
Year 1	50.00%	50.00%	0.00%
Year 2	50.00%	50.00%	0.00%
Year 3	50.00%	50.00%	0.00%
Year 4	50.00%	50.00%	0.00%
Year 5	50.00%	50.00%	0.00%
Year 6	50.00%	50.00%	0.00%
Year 7	50.00%	50.00%	0.00%
Year 8	50.00%	50.00%	0.00%
Year 9	50.00%	50.00%	0.00%
Year 10	50.00%	50.00%	0.00%

City of: Eudora

Benefits:

Year	Sales Taxes	Property Taxes	Utilities and Utility Franchise Fees	Other Municipal Revenues (Including PILOT)	Total
Construction Period	\$4,868	\$0	\$504	\$0	\$5,372
1	\$4,461	\$8,832	\$9,147	\$13,889	\$36,329
2	\$618	\$9,130	\$9,335	\$18,229	\$37,312
3	\$637	\$9,473	\$10,213	\$20,951	\$41,273
4	\$657	\$9,757	\$11,174	\$23,820	\$45,408
5	\$680	\$10,086	\$12,226	\$29,151	\$52,143
6	\$707	\$10,389	\$13,378	\$31,384	\$55,858
7	\$744	\$10,700	\$14,639	\$33,868	\$59,952
8	\$780	\$11,021	\$16,021	\$36,538	\$64,360
9	\$818	\$11,352	\$17,534	\$39,490	\$69,194
10	\$864	\$11,692	\$33,202	\$46,183	\$91,941
Total	\$15,833	\$102,431	\$147,373	\$293,504	\$559,141

Costs:

Year	Property Taxes Abated	Incentives	Taxes Abated & Incentives	City Costs for the firm and Municipal Services for New Residents	Total Costs, Taxes Abated & Incentives
Construction Period	\$0	\$0	\$0	\$0	\$0
1	\$4,400	\$0	\$4,400	\$7,544	\$11,944
2	\$4,532	\$0	\$4,532	\$10,164	\$14,695
3	\$4,668	\$0	\$4,668	\$11,796	\$16,464
4	\$4,808	\$0	\$4,808	\$13,517	\$18,325
5	\$4,952	\$0	\$4,952	\$16,739	\$21,691
6	\$5,100	\$0	\$5,100	\$18,070	\$23,171
7	\$5,253	\$0	\$5,253	\$19,466	\$24,720
8	\$5,411	\$0	\$5,411	\$21,149	\$26,560
9	\$5,573	\$0	\$5,573	\$22,916	\$28,489
10	\$5,741	\$0	\$5,741	\$25,750	\$31,491
Total	\$50,437	\$0	\$50,437	\$167,112	\$217,549

Net Benefits (or Costs)

Year	Public Benefits	Public Costs, Property Taxes Abated and Incentives	Net Benefits or (Costs)	Present Value of Net Benefits	Present Value of taxes abated and incentives
Construction Period	\$5,372	\$0	\$5,372	\$5,372	\$0
1	\$36,329	\$11,944	\$24,385	\$24,385	\$4,170
2	\$37,312	\$14,695	\$22,617	\$20,320	\$4,071
3	\$41,273	\$16,464	\$24,810	\$21,128	\$3,975
4	\$45,408	\$18,325	\$27,083	\$21,862	\$3,881
5	\$52,143	\$21,691	\$30,452	\$23,300	\$3,789
6	\$55,858	\$23,171	\$32,687	\$23,706	\$3,699
7	\$59,952	\$24,720	\$35,232	\$24,220	\$3,611
8	\$64,360	\$26,560	\$37,800	\$24,630	\$3,526
9	\$69,194	\$28,489	\$40,705	\$25,140	\$3,442
10	\$91,941	\$31,491	\$60,450	\$35,389	\$3,361
Total	\$559,141	\$217,549	\$341,592	\$249,453	\$37,526

Discounted payback period for taxes abated and incentives	1 Year
Compound rate of return over the next ten years on the city's investment of taxes abated and incentives for the firm	9.94%
Benefit/Cost Ratio (Over 10 Years).....	2.58 : 1

Douglas County

Benefits:

Year	Sales Taxes	Property Taxes	Other County Revenues (Including PILOT)	Total
Construction Period	\$6,470	\$0	\$0	\$6,470
1	\$1,027	\$10,452	\$3,617	\$15,095
2	\$827	\$10,880	\$3,725	\$15,431
3	\$855	\$11,441	\$3,837	\$16,133
4	\$885	\$11,784	\$3,952	\$16,621
5	\$920	\$12,262	\$4,070	\$17,253
6	\$961	\$12,630	\$4,193	\$17,784
7	\$1,016	\$13,009	\$4,318	\$18,344
8	\$1,071	\$13,399	\$4,448	\$18,918
9	\$1,128	\$13,801	\$4,581	\$19,511
10	\$1,197	\$14,215	\$9,438	\$24,850
Total	\$16,357	\$123,875	\$46,178	\$186,410

Costs:

Year	Property Taxes Abated	Incentives	Taxes Abated & Incentives	County Costs for the firm and County Services for New Residents	Total
Construction Period	\$0	\$0	\$0	\$0	\$0
1	\$5,171	\$0	\$5,171	\$1,512	\$6,683
2	\$5,326	\$0	\$5,326	\$1,557	\$6,883
3	\$5,486	\$0	\$5,486	\$1,604	\$7,090
4	\$5,650	\$0	\$5,650	\$1,652	\$7,303
5	\$5,820	\$0	\$5,820	\$1,702	\$7,522
6	\$5,994	\$0	\$5,994	\$1,753	\$7,747
7	\$6,174	\$0	\$6,174	\$1,806	\$7,980
8	\$6,359	\$0	\$6,359	\$1,860	\$8,219
9	\$6,550	\$0	\$6,550	\$1,915	\$8,466
10	\$6,747	\$0	\$6,747	\$3,946	\$10,693
Total	\$59,277	\$0	\$59,277	\$19,307	\$78,584

Net Benefits (or Costs)

Year	Public Benefits	Public Costs, Property Taxes Abated and Incentives	Net Benefits or (Costs)	Present Value of Net Benefits	Present Value of taxes abated and incentives
Construction Period	\$6,470	\$0	\$6,470	\$6,470	\$0
1	\$15,095	\$6,683	\$8,413	\$7,974	\$5,171
2	\$15,431	\$6,883	\$8,548	\$7,680	\$4,785
3	\$16,133	\$7,090	\$9,043	\$7,701	\$4,672
4	\$16,621	\$7,303	\$9,318	\$7,522	\$4,561
5	\$17,253	\$7,522	\$9,731	\$7,446	\$4,453
6	\$17,784	\$7,747	\$10,036	\$7,279	\$4,347
7	\$18,344	\$7,980	\$10,364	\$7,125	\$4,244
8	\$18,918	\$8,219	\$10,699	\$6,971	\$4,144
9	\$19,511	\$8,466	\$11,045	\$6,822	\$4,046
10	\$24,850	\$10,693	\$14,158	\$8,288	\$3,950
Total	\$186,410	\$78,584	\$107,826	\$81,278	\$44,372

Discounted payback period for taxes abated and incentives	3 Years
Compound rate of return over the next ten years on the county's investment of taxes abated and incentives for the firm.....	9.14%
Benefit/Cost Ratio (Over 10 Years).....	2.4 : 1

School District: 491

Benefits:

Year	Property Taxes	Additional State, Federal and Other School Funding (Including PILOT)	Total
1	\$7,472	\$14,901	\$22,373
2	\$7,737	\$15,348	\$23,086
3	\$8,054	\$15,809	\$23,862
4	\$8,295	\$16,283	\$24,578
5	\$8,589	\$16,772	\$25,360
6	\$8,846	\$17,275	\$26,121
7	\$9,112	\$17,793	\$26,905
8	\$9,385	\$18,327	\$27,712
9	\$9,667	\$18,877	\$28,543
10	\$9,957	\$19,443	\$29,400
Total	\$87,113	\$170,828	\$257,941

Costs:

Year	Additional Costs	Property Taxes Abated	Total
1	\$2,122	\$3,716	\$5,838
2	\$2,186	\$3,828	\$6,014
3	\$2,252	\$3,942	\$6,194
4	\$2,389	\$4,061	\$6,380
5	\$2,460	\$4,182	\$6,571
6	\$2,460	\$4,308	\$6,768
7	\$2,534	\$4,437	\$6,971
8	\$2,610	\$4,570	\$7,180
9	\$2,688	\$4,707	\$7,396
10	\$5,538	\$4,849	\$10,387
Total	\$27,099	\$42,601	\$69,699

Net Benefits (or Costs)

Year	Public Benefits	Total Costs and Property Taxes Abated	Net Benefits or (Costs)	Present Value of Net Benefits	Present Value of Taxes Abated
1	\$22,373	\$5,838	\$16,535	\$15,673	\$3,522
2	\$23,086	\$6,014	\$17,072	\$15,338	\$3,439
3	\$23,862	\$6,194	\$17,669	\$15,047	\$3,357
4	\$24,578	\$6,380	\$18,199	\$14,690	\$3,278
5	\$25,360	\$6,571	\$18,789	\$14,376	\$3,200
6	\$26,121	\$6,768	\$19,353	\$14,036	\$3,124
7	\$26,905	\$6,971	\$19,934	\$13,703	\$3,050
8	\$27,712	\$7,180	\$20,532	\$13,378	\$2,978
9	\$28,543	\$7,396	\$21,148	\$13,061	\$2,907
10	\$29,400	\$10,387	\$19,013	\$11,131	\$2,839
Total	\$257,941	\$69,699	\$188,242	\$140,434	\$31,695

Discounted payback period for taxes abated and incentives	2 Years
Compound rate of return over the next ten years on the school district's investment of taxes abated and incentives for the firm	14.07%
Benefit/Cost Ratio (Over 10 Years).....	3.73 : 1

Special Taxing District: Eudora Community Library

Benefits:

Year	Property Taxes	Additional Revenues	Total
1	\$960	\$10,839	\$11,799
2	\$989	\$15,087	\$16,076
3	\$1,018	\$17,716	\$18,734
4	\$1,049	\$20,488	\$21,537
5	\$1,080	\$25,719	\$26,799
6	\$1,113	\$27,849	\$28,962
7	\$1,146	\$30,083	\$31,230
8	\$1,181	\$32,787	\$33,968
9	\$1,216	\$35,627	\$36,843
10	\$1,253	\$38,224	\$39,477
Total	\$11,005	\$254,419	\$265,424

Costs:

Year	Additional Costs	Property Taxes Abated	Total
1	\$16,649	\$480	\$17,129
2	\$23,174	\$494	\$23,669
3	\$27,211	\$509	\$27,720
4	\$31,470	\$524	\$31,994
5	\$39,504	\$540	\$40,044
6	\$42,776	\$556	\$43,332
7	\$46,208	\$573	\$46,781
8	\$50,362	\$590	\$50,952
9	\$54,723	\$608	\$55,331
10	\$58,713	\$626	\$59,339
Total	\$390,790	\$5,503	\$396,293

Net Benefits (or Costs)

Year	Public Benefits	Total Costs and Property Taxes Abated	Net Benefits or (Costs)	Present Value of Net Benefits	Present Value of Taxes Abated
1	\$11,799	\$17,129	(\$5,330)	(\$5,052)	\$455
2	\$16,076	\$23,669	(\$7,593)	(\$6,822)	\$444
3	\$18,734	\$27,720	(\$8,986)	(\$7,653)	\$434
4	\$21,537	\$31,994	(\$10,457)	(\$8,441)	\$423
5	\$26,799	\$40,044	(\$13,245)	(\$10,134)	\$413
6	\$28,962	\$43,332	(\$14,371)	(\$10,422)	\$404
7	\$31,230	\$46,781	(\$15,552)	(\$10,691)	\$394
8	\$33,968	\$50,952	(\$16,984)	(\$11,067)	\$385
9	\$36,843	\$55,331	(\$18,488)	(\$11,419)	\$376
10	\$39,477	\$59,339	(\$19,862)	(\$11,628)	\$367
Total	\$265,424	\$396,293	(\$130,869)	(\$93,329)	\$4,094

Discounted payback period for taxes abated and incentives	1 Year
Compound rate of return over the next ten years on the taxing district's investment of taxes abated and incentives for the firm	-3.92%
Benefit/Cost Ratio (Over 10 Years).....	.67 : 1

State of Kansas

Benefits:

Year	Sales Taxes	Property Taxes	Corporate and Personal Income Taxes	Other State Revenues (Including PILOT)	Total
Construction Period	\$61,135		\$3,750	\$0	\$64,885
1	\$246,694	\$337	\$103,055	\$86,728	\$436,814
2	\$420,369	\$351	\$161,608	\$109,093	\$691,421
3	\$570,568	\$365	\$206,782	\$123,327	\$901,042
4	\$792,115	\$379	\$267,745	\$138,317	\$1,198,556
5	\$861,168	\$394	\$300,552	\$165,724	\$1,327,838
6	\$903,190	\$406	\$318,887	\$177,540	\$1,400,023
7	\$947,743	\$418	\$338,220	\$189,916	\$1,476,298
8	\$997,211	\$431	\$360,081	\$204,690	\$1,562,412
9	\$1,046,299	\$444	\$382,891	\$220,179	\$1,649,813
10	\$1,096,233	\$457	\$404,078	\$234,488	\$1,735,256
Total	\$7,942,725	\$3,982	\$2,847,649	\$1,650,002	\$12,444,359

Costs:

Year	Property Taxes Abated	Incentives	Taxes Abated & Incentives	State Costs for the firm and Services for New Residents	Cost of Educating New Students	Total
Construction Period	\$0	\$0	\$0	\$0	\$0	\$0
1	\$167	\$0	\$167	\$41,594	\$13,308	\$55,069
2	\$172	\$0	\$172	\$54,719	\$13,707	\$68,598
3	\$177	\$0	\$177	\$62,947	\$14,118	\$77,243
4	\$183	\$0	\$183	\$71,621	\$14,542	\$86,345
5	\$188	\$0	\$188	\$87,746	\$14,978	\$102,912
6	\$194	\$0	\$194	\$94,491	\$15,428	\$110,113
7	\$199	\$0	\$199	\$101,563	\$15,890	\$117,652
8	\$205	\$0	\$205	\$110,064	\$16,367	\$126,636
9	\$212	\$0	\$212	\$118,984	\$16,858	\$136,054
10	\$218	\$0	\$218	\$127,183	\$17,364	\$144,765
Total	\$1,915	\$0	\$1,915	\$870,911	\$152,561	\$1,025,387

Net Benefits (or Costs)

Year	Public Benefits	Public Costs, Property Taxes Abated and Incentives	Net Benefits or (Costs)	Present Value of Net Benefits	Present Value of taxes abated and incentives
Construction Period	\$64,885	\$0	\$64,885	\$61,503	\$0
1	\$436,814	\$55,069	\$381,744	\$361,843	\$158
2	\$691,421	\$68,598	\$622,823	\$559,577	\$155
3	\$901,042	\$77,243	\$823,799	\$701,558	\$151
4	\$1,198,556	\$86,345	\$1,112,211	\$897,795	\$147
5	\$1,327,838	\$102,912	\$1,224,926	\$937,233	\$144
6	\$1,400,023	\$110,113	\$1,289,911	\$935,502	\$140
7	\$1,476,298	\$117,652	\$1,358,645	\$933,983	\$137
8	\$1,562,412	\$126,636	\$1,435,776	\$935,550	\$134
9	\$1,649,813	\$136,054	\$1,513,759	\$934,942	\$131
10	\$1,735,256	\$144,765	\$1,590,492	\$931,122	\$128
Total	\$12,444,359	\$1,025,387	\$11,418,972	\$8,190,609	\$1,425

Discounted payback period for taxes abated and incentives	1 Year
Compound rate of return over the next ten years on the state's investment of taxes abated and incentives for the firm	28.29%
Benefit/Cost Ratio (Over 10 years).....	12.07 : 1

RESOLUTION 2020-06

RESOLUTION DETERMINING THE INTENT OF THE CITY OF EUDORA, KANSAS TO ISSUE ITS INDUSTRIAL REVENUE BONDS IN THE AMOUNT NOT TO EXCEED \$8,299,500 TO FINANCE THE COSTS OF ACQUIRING, CONSTRUCTING AND EQUIPPING AN INDUSTRIAL FACILITY FOR THE BENEFIT OF MODERN MANUFACTURING INC. AND ITS SUCCESSORS AND ASSIGNS

WHEREAS, the City of Eudora, Kansas (the “Issuer”), desires to promote, stimulate and develop the general welfare and economic prosperity of the Issuer and its inhabitants and thereby to further promote, stimulate and develop the general welfare and economic prosperity of the State of Kansas; and

WHEREAS, the Issuer is authorized and empowered under the provisions of K.S.A. 12-1740 to 12-1749d, inclusive (the “Act”), to issue industrial revenue bonds to pay the cost of certain facilities (as defined in the Act) for the purposes set forth in the Act, and to lease such facilities to private persons, firms or corporations; and

WHEREAS, Modern Manufacturing Inc., a California corporation (the “Company”) has submitted to the Issuer an Application for the Issuance of Industrial Revenue Bonds (the “Application”) requesting that the Issuer finance the cost of acquiring, constructing and equipping an industrial facility in the City of Eudora, as more fully described in the Application (the “Project”) through the issuance of its industrial revenue bonds in the principal amount not to exceed \$8,299,500 (the “Bonds”), and to lease the Project to the Company and its successors or assigns in accordance with the Act; and

WHEREAS, it is hereby found and determined to be advisable and in the interest and for the welfare of the Issuer and its inhabitants that the Issuer finance the costs of the Project by the issuance of the Bonds under the Act, the principal amount of the Bonds not to exceed \$8,299,500, the Bonds to be payable solely out of rentals, revenues and receipts derived from the lease of the Project by the Issuer to the Company.

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

Section 1. Approval of Project. The governing body of the Issuer hereby finds and determines that the acquiring, constructing and equipping of the Project will promote the general welfare and economic prosperity of the City of Eudora, Kansas and the issuance of the Bonds to pay the costs of the Project will be in furtherance of the public purposes set forth in the Act. The Project shall be located at 1202 Cardinal Drive in the City of Eudora, Kansas, as further described in the Application.

Section 2. Intent to Issue Bonds. The governing body of the Issuer hereby determines and declares the intent of the Issuer to acquire, construct and equip the Project out of the proceeds of the Bonds of the Issuer in the principal amount not to exceed \$8,299,500, to be issued pursuant to the Act.

Section 3. Provision for the Bonds. Subject to the conditions of this Resolution, the Issuer expresses its intent to (i) issue the Bonds to pay the costs of acquiring, constructing and equipping the Project, with such maturities, interest rates, redemption terms and other provisions as may be determined by ordinance of the Issuer; (ii) provide for the lease (with an option to purchase) of the Project to the Company; and (iii) to effect the foregoing, adopt such resolutions and ordinances and authorize the execution and delivery of such instruments and the taking of such action as may be necessary or advisable for the authorization and issuance of the Bonds by the Issuer and take or cause to be taken such other action as may be required to implement the aforesaid.

Section 4. Conditions to Issuance. The issuance of the Bonds and the execution and delivery of any documents related to the Bonds are subject to: (i) obtaining any necessary governmental approvals; (ii) agreement by the Issuer, the Company and the purchaser of the Bonds upon (a) mutually acceptable terms for the Bonds and for the sale and delivery thereof, and (b) mutually acceptable terms and conditions of any documents related to the issuance of the Bonds and the Project; (iii) the Company's compliance with the Issuer's policies relating to the issuance of industrial revenue bonds and ad valorem tax abatement; (iv) the passage and publication of an Ordinance authorizing the issuance of the Bonds; and (v) Company's payment of all of the costs of issuance related to the issuance of the Bonds.

Section 5. Sale of the Bonds. The sale of the Bonds shall be the sole responsibility of the Company; provided, however, arrangements for the sale of the Bonds shall be acceptable to the Issuer.

Section 6. Limited Obligations of the Issuer. The Bonds and the interest thereon shall be special, limited obligations of the Issuer payable solely out of the amounts derived by the Issuer under a Lease Agreement with respect to the Bonds and as provided herein and are secured by a transfer, pledge and assignment of and a grant of a security interest in the trust estate to the bond trustee for the Bonds and in favor of the owners of the Bonds, all as provided in the Bond Indenture. The Bonds shall not constitute a general obligation of the Issuer, the State or of any other political subdivision thereof within the meaning of any State constitutional provision or statutory limitation and shall not constitute a pledge of the full faith and credit of the Issuer, the State or of any other political subdivision thereof and shall not be payable in any manner by taxation, but shall be payable solely from the funds provided for as provided in the Bond Indenture. The issuance of the Bonds shall not, directly, indirectly or contingently, obligate the Issuer, the State or any other political subdivision thereof to levy any form of taxation therefor or to make any appropriation for their payment.

Section 7. Required Disclosure. Any disclosure document prepared in connection with the placement or offering of any the Bonds shall contain substantially the following disclaimer:

NONE OF THE INFORMATION IN THIS OFFICIAL STATEMENT, OTHER THAN WITH RESPECT TO INFORMATION CONCERNING THE ISSUER CONTAINED UNDER THE CAPTIONS "THE ISSUER" AND "LITIGATION - THE ISSUER" HEREIN, HAS BEEN SUPPLIED OR VERIFIED BY THE ISSUER, AND THE ISSUER MAKES NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION.

Section 8. Authorization to Proceed. The Company is hereby authorized to proceed with the acquiring, constructing and equipping of the Project, including the necessary planning and engineering for the Project and entering into of contracts and purchase orders in connection therewith, and to advance such funds as may be necessary to accomplish such purposes, and, to the extent permitted by law and upon compliance with the other requirements of this Resolution, the Issuer will reimburse the Company for all expenditures paid or incurred therefor out of the proceeds of the Bonds.

Section 9. Ad Valorem Tax Abatement. In consideration of the Company’s decision to acquire, construct and equip the Project, the Issuer hereby agrees to take all appropriate action to request the Kansas Board of Tax Appeals to approve a 100% ad valorem property tax abatement (not including special assessments and taxes that may not be abated by the Issuer under Kansas law) for all property (including real property, building improvements, machinery and equipment) financed with the proceeds of the Bonds.

In consideration of the Issuer’s agreement to request such 100% abatement, the Company will agree to make payments in lieu of tax as follows:

<u>Year</u> ¹	<u>Approximate Percentage of Payments in Lieu</u>
1	50%
2	50%
3	50%
4	50%
5	50%
6	50%
7	50%
8	50%
9	50%
10	50%

¹Year 1 refers to the first full calendar year following the issuance of the Bonds.

provided, however, any agreed upon valuation for determining the amount of such payment in lieu of tax and any property for which the Issuer shall determine the payment in lieu of tax shall be in excess of that shown above, shall be set forth in the performance based tax agreement executed by the Issuer and the Company. The Project shall be entitled to a 10-year tax abatement, with the first year of the abatement being the year beginning on the January 1 following the year the Bonds are issued. The foregoing percentages are subject to adjustment in accordance with the performance based tax abatement agreement for the Project.

Section 10. No Reliance on Resolution. Kansas law provides that the Issuer may only issue the Bonds by adoption of an Ordinance and compliance with other state law requirements. The Issuer has not yet adopted an Ordinance for the Bonds. This Resolution only evidences the intent of the current governing body to issue the Bonds for the Project. The Company should not construe the adoption of this Resolution as a promise or guarantee that the Ordinance for the Bonds will be issued or that the Project will be approved.

Section 11. Termination of Resolution. This Resolution shall terminate two years from the date of the adoption of this Resolution unless (i) the Bonds have been issued for the Project or (ii) a building permit has been issued by the Issuer for the Project. The Issuer, upon the written request of the Company, may extend this time period.

Section 12. Benefit of Resolution. This Resolution will inure to the benefit of the Issuer and the Company. The Issuer may, at the prior written request of the Company, assign all or a portion of the Company’s interest in this Resolution to another entity, and such assignee will be entitled to the benefits of the portion of this Resolution assigned and the proceedings related hereto.

Section 13. Further Action. Counsel to the Issuer and Gilmore & Bell, P.C., Bond Counsel for the Issuer, together with the officers and employees of the Issuer, are hereby authorized to work with the purchaser

of the Bonds, the Company, their respective counsel and others, to prepare for submission to and final action by the Issuer all documents necessary to effect the authorization, issuance and sale of the bonds and other actions contemplated hereunder.

Section 14. Effective Date. This Resolution shall take effect and be in full force immediately after its adoption by the Governing Body of the Issuer.

ADOPTED on June 22, 2020.

CITY OF EUDORA, KANSAS

By: _____
Tim Reazin, Mayor

[SEAL]

ATTEST:

Pam Schmeck, City Clerk

Agenda Statement

Date: June 22, 2020
To: Mayor and City Commissioners
From: Pam Schmeck, City Clerk
Eric Strimple, Utility Billing Specialist
Re: Resolution 2020-07: Master Fee Schedule Update

Background

A master fee schedule serves to reflect – in one central document – a city's rates, fees, and charges and is intended to be audited and updated regularly. The last amendment to the master fee schedule was made in December 2019 and, since that time, staff has compiled and discussed certain modifications and additions based on normal administrative operations and changes to the operations and regulations resulting from new or changed policies and programs as directed by the City Commission.

Staff Comments

Proposed changes are listed below and also highlighted in yellow on the attached fee schedule document.

- Bulk water sales from water station

Staff is recommending an increase to the rate of bulk water sales from \$0.50/100 gal. to \$1.00/100 gal.

- Security Lights

Public Works is proposing an increase for security light contacts. The proposed rate would be \$15.00/light, up from \$11.00/light currently. Staff noted the increase is due to the cost of materials to maintain the lights for citizens and to make our cost comparable to other municipalities.

- Mowing Abatements

Wording was added to mowing abatements to clarify charges to citizens. In the event more than one staff member mows a property, the words per employee were added to allow the city to charge the hourly rate per employee if it takes over thirty minutes to mow. Also added to the mowing abatement language is the actual cost of contractual mowing should city staff be unable to mow it.

These adjustments are represented on the attachment and staff will be available to answer any questions that might arise.

Budget Impact – N/A

City Manager Approval – N/A

Recommended Commission Action

Suggested Motion: I move the City Commission adopt Resolution 2020-07 updating the fees and language reflected in the master fee schedule as presented, effective July 1, 2020.

RESOLUTION 2020-07

A RESOLUTION OF THE CITY OF EUDORA, KANSAS, REPEALING RESOLUTION 2019-12 AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF EUDORA, KANSAS:

WHEREAS, that Resolution 2019-12, the Master Fee Resolution, be, and the same is hereby, repealed.

WHEREAS, this Resolution 2020-07 shall take effect July 1, 2020 and it accordingly so resolved.

NOW THEREFORE, be it resolved by the City Commission of the City of Eudora, Kansas, that a new Master Fee Schedule is hereby approved, and the same is hereby, adopted. A true copy of the Master Fee Schedule is attached hereto as Exhibit A and made a part hereof for all purposes, the same as if fully copied herein.

DULY PASSED by the Governing Body of the City of Eudora on this 22nd day of June, 2020.

APPROVED:

Tim Reazin, Mayor

ATTEST:

Pamela Schmeck, City Clerk

Administrative Department			
Fees and Fines			
Item	Detail	Current Fees	Code Section
Water			
Meter size < 1"	Inside city limits *	\$17.19	15-113(a)
	Outside city limits *	\$25.79	15-115(a)
	Commercial *	\$17.19	Ord. 937
Meter size ≥ 1" but < 2"	Inside city limits *	\$26.77	15-113(b)
	Outside city limits *	\$40.16	15-115(a)
	Commercial *	\$26.77	Ord. 937
Meter size ≥ 2" but < 3"	Inside city limits *	\$60.82	15-113(c)
	Outside city limits *	\$91.24	15-115(a)
	Commercial *	\$60.82	Ord. 937
Meter size ≥ 3" but < 4"	Inside city limits *	\$60.82	
Meter size 4"	Inside city limits *	\$60.82	
Any meter size in excess of 1,000 gallons	Inside city limits	\$6.60/1,000 gal.	15-113(d)
	Outside city limits	\$9.87/1,000 gal.	
	Commercial	\$6.60/1,000 gal.	
Charge for each additional unit on a single meter	Inside city limits	\$17.19	
	Outside city limits	\$25.79	15-114
Outside water rate	Outside city limits	1 1/2 times the base fee and per 1,000 gallons	Ord. 937
Bulk water sales from water station		\$1.00/100 gal.	15-113(e)
Hydrant bulk water		\$5.30/1,000 gal.	
Hydrant meter		\$500.00 refundable deposit upon meter return	
Reconnection fee for emergency water rationing violation	1st offense	\$50.00	15-810(b)
	2nd offense	\$200.00	15-810(b)
	3rd offense	\$300.00	15-810(b)
Water meter replacement		\$102.00	Resolution 2017-07
Water module		\$95.00	Resolution 2017-07
Meter testing fee		\$100.00	15-211
Emergency water rationing violation		\$100 - \$200	15-810(c)
New service connection fee		\$30.00	Ord. 958
<i>*fee is for first 1,000 gallons</i>			
Sanitary Sewer			
Monthly base rate	Residential	\$26.19 for first 1,000 gal.	Ord. 845
	Commercial		
Monthly usage rate	Residential	\$4.93/1,000 gal.	
	Commercial		
Wastewater violations	Fine	≥ \$100/day/violation	15-408(b)
Storm Water			
Single Family Residential		\$3.25	15-902(a)
Non-Single Family Residential		Monthly charge of \$3.25 per EDU*	Resolution 2019-06
<p><i>*An Equivalent Dwelling Unit (EDU) is calculated as 2,800 square feet of impervious surface area. For example, 30,000 square feet of impervious surface area would equate to 10.7 EDUs (30,000 divided by 2,800 = 10.7). Credit against the non-single family residential fee is available for sites that have a stormwater management basin. More information about the credit program is available by contacting the Public Works Department.</i></p>			

Administrative Department			
Fees and Fines			
Item	Detail	Current Fees	Code Section
Electric			
Monthly residential customer charge	Inside city limits	\$13.25	Resolution 2017-07/2019-06
	Outside city limits	\$13.25	
Monthly commercial customer charge	Single phase	\$20.50	Resolution 2017-07
	Three phase: < 10,000 kWh	\$30.00	Resolution 2017-07
	Three phase: > 10,000 but < 200,000 kWh	\$95.00	
Industrial	< 200,000 kWh	\$250.00	Resolution 2017-07
Solar renewable parallel generation		\$26.00	Resolution 2017-07
kWh Charges - Residential*	Residential	\$0.1135/kWh*	Resolution 2017-07
	Solar renewable parallel generation	\$0.1135/kWh*	Resolution 2017-07
	Outside city limits	\$0.1135/kWh*	Resolution 2019-06
kWh charges - Commercial*	Single phase	\$0.1133/kWh*	Resolution 2017-07
	Three phase: < 10,000 kWh	\$0.0745/kWh*	Resolution 2017-07
	Three phase: > 10,000 but < 200,000 kWh	\$0.0720/kWh*	
kWh charges - Industrial*	3 DM 13	\$0.0599/kWh*	Resolution 2017-07
KW Charge	Three phase commercial (all)	\$10.00	Resolution 2017-07
	Industrial 3 DM 13	\$12.00	
	Security lights	\$15.00/light	
New electric meter		\$212.00	Resolution 2017-07
Meter testing fee		\$100.00	15-211
New service connection fee		\$40.00	Ord. 958
<i>*Additional charges may apply and are reflected in the separate rate tariff, available upon request at City Hall</i>			
Trash (Residential)			
Monthly customer charge	Single family and multi-family (up to four units)	\$19.50	15-310(a) i
	Senior citizen, 65 years old	\$17.00	15-310(a)ii
Additional containers (upon request)		\$3.00	15-310 (a)iii
Bag tags		\$1 per tag	15-310(a)v
Fine for violation of trash regulations		\$10- \$100	15-316
City requested bulk item pickup		Actual cost of service to be billed to the landlord/owner of the property	Res 2018-07

Administrative Department			
Fees and Fines			
Item	Detail	Current Fees	Code Section
Utilities, Miscellaneous			
Reconnection for delinquent utility services		\$50.00	15-1002(e)/2019-06
Return check fee		\$40.00	Ord. 806
Utility delinquent fee is 15% of the outstanding balance on utility bill		15% of bill	Ord. 951/2019-06
Theft of Services (Utilities) Administrative Fee		\$50.00	Res 2018-01
Cemetery			
Cemetery plot	Resident	\$400.00	12-111
	Non-resident	\$500.00	Resolution 2017-07
Full casket opening and closing	Weekdays 8 AM - 2 PM	\$300.00	Resolution 2017-07
	Weekdays/Weekend service start time after 2PM	\$400.00	12-111
	Non-business hours (weekend and holiday, additional fee)	\$300.00	12-111
Infant casket	Resident	\$100.00	12-111
	Non-resident	\$300.00	Resolution 2017-07
Cremains opening and closing	Weekdays 8 AM - 2 PM	\$200.00	Resolution 2017-07
	Weekdays service start time after 2 PM	\$300.00	12-111
	Non-business hours (weekend and holiday, additional fee)	\$300.00	12-111
Transfer deed		\$10.00-\$20.00	
Duplicate deed		\$10.00-\$20.00	
Monument placement violation		up to \$100	Resolution 2017-07
Cemetery violation		up to \$100	12-113(f)
Miscellaneous			
Compensation (Up to four absences per calendar year)	Mayor	\$250.00, monthly	1-209(b)
	City Commissioner	\$200.00, monthly	1-209(b)
Records	Inspection of open records	\$15/hour	1-602(b)
	Faxing	\$0.25/sheet	1-603(c)
	Copying	\$0.25/sheet	1-603(a)
Public Notice Publication	Public notice publication fee	Actual cost of publication	
Portable restroom rental/cleaning		Actual cost of cleaning	Resolution 2019-06
City hall rental fee	General	\$50.00 (plus \$50.00 refundable deposit)	
	Senior (65+)	\$25.00 (plus \$50.00 refundable deposit)	

Administrative Department			
Fees and Fines			
Item	Detail	Current Fees	Code Section
Licenses and Permits			
Solicitor's license	Company (up to 1 individual license included)	\$250.00 (annually)	5-207
	Additional Individuals	\$50.00 (per individual)	
Special events application fee		\$50.00	Code 2016
Alcoholic beverages	Cereal malt beverage license for consumption	\$125.00	3-207(a)
	Cereal malt beverage license not for consumption	\$75.00	3-207(b)
	Temporary permit to sell alcohol beverages	\$250/day	3-502(a)
Animal Control			
Dogs at-large	1st offense	\$50.00	2-209(d)
	Additional offenses	\$10.00/each additional offense	2-209(d)
	Habitual violators/violations	\$100 - \$500	2-210(a)
Dog feeding		\$6.00/day	2-213
Unclaimed dog impoundment costs	All costs associated with impounded dog will be sent to owner of animal including Humane Society fee	Current impoundment, food and Humane Society fees	
Dangerous dogs	At-large	\$250 - \$500	2-303(a)
	Attack on human	\$500.00	2-303(b)
	Attack on another animal	\$250.00	2-303(c)
Dog threat to public safety		up to \$1000	2-304
Cruelty to animals		\$100 - \$1,000	2-108.1(f)
Specified animal permits		\$25.00	2-213
Scrap Metal			
Scrap metal dealer	Registration	\$100.00	5-403(b)
	Registration renewal	\$100.00	5-404(a)

Building, Planning and Zoning Department

Fees and Fines

Item	Detail	Proposed Fee(s)			Code Section	
		Current Fees (Application or other); Fine	Plan Review Fee	Inspection Fee		
Rezoning						
Residential	0-5 acres	\$200.00	Actual cost of contractual services incurred by City		Ord. 545	
	5.1-10 acres	\$225.00				
	10.1-20 acres	\$250.00				
	20.1+ acres	\$275.00				
Commercial	0-5 acres	\$300.00	Actual cost of contractual services incurred by City			
	5.1-10 acres	\$325.00				
	10.1-20 acres	\$350.00				
	20.1+ acres	\$375.00				
Industrial	0-5 acres	\$350.00	Actual cost of contractual services incurred by City			
	5.1-10 acres	\$375.00				
	10.1-20 acres	\$400.00				
	20.1+ acres	\$425.00				
Board of Zoning Appeals Application		\$200.00				
Use Permitted Upon Review						
Use Permitted Upon Review	0 - 1 acres	\$150.00	Actual cost of contractual services incurred by City			Ord. 544
	1.1 - 3 acres	\$175.00				
	3 acres & larger	\$200.00				
Plats						
Preliminary	1 - 10 lots	\$100.00 + \$5.00 Per Lot	Actual cost of contractual services incurred by City			
	11 - 50 lots	\$150.00 + \$4.00 Per Lot				
	51 - 150 lots	\$200.00 + \$3.00 Per Lot				
	151 - 500 lots	\$250.00 + \$2.00 Per Lot				
	501 lots & greater	\$300.00 + \$1.00 Per Lot				
Final	1 - 10 lots	\$100.00 + \$5.00 Per Lot	Actual cost of contractual services incurred by City			
	11 - 50 lots	\$150.00 + \$4.00 Per Lot				
	51 - 150 lots	\$200.00 + \$3.00 Per Lot				
	151 - 500 lots	\$250.00 + \$2.00 Per Lot				
	501 lots & greater	\$300.00 + \$1.00 Per Lot				

Building, Planning and Zoning Department

Fees and Fines

Item	Detail	Proposed Fee(s)			Code Section
		Current Fees (Application or other); Fine	Plan Review Fee	Inspection Fee	
Lot Modifications					
Lot split; sub-division	Five or fewer	\$100.00	Actual cost of contractual services incurred by City		17-106(a)i
	More than five	\$150.00			17-106(a)ii
Lot Consolidation	Lot Consolidation - Non-Residential	\$40 per lot for 1st two lots and \$20 per additional lot + recording fee	Actual cost of contractual services incurred by City		
	Lot Consolidation - Residential	\$20 per lot for 1st two lots and \$10 per additional lot +			
	Lot Line Adjustment				
Site/Development Plan Review					
Preliminary - Residential	Up to 5,000 sq. ft.	\$100.00	\$50.00		
	5,001 sq. ft. - 10,000 sq. ft.	\$150.00			
	10,001 sq. ft. - 25,000 sq. ft.	\$200.00			
	25,001 sq. ft. & greater	\$250.00			
Preliminary - Commercial	Up to 5,000 sq. ft.	\$100.00	Actual cost of contractual services incurred by City		
	5,001 sq. ft. - 10,000 sq. ft.	\$150.00			
	10,001 sq. ft. - 25,000 sq. ft.	\$200.00			
	25,001 sq. ft. & greater	\$250.00			
Preliminary - Industrial	Up to 10,000 sq. ft.	\$100.00	Actual cost of contractual services incurred by City		
	10,001 sq. ft. - 50,000 sq. ft.	\$200.00			
	50,001 sq. ft. - 100,000 sq. ft.	\$300.00			
	100,001 sq. ft. & greater	\$400.00			
Final	Recording Fee	Actual cost of Douglas County recording fee	\$0.00		
	Publication Fee	Actual cost of publication	\$0.00		
Development Fees					
Electric meter hook-up	Residential	\$725.00			
	Duplex	\$925.00			
	Commercial	Actual Cost			
Temporary electric		\$100.00			
Water meter	3/4"	\$1,500.00			
	1"	\$1,750.00			
	1-1/2" and larger	Actual Cost			

Resolution 2019-06

Building, Planning and Zoning Department					
Fees and Fines					
Item	Detail	Current Fees (Application or other); Fine	Proposed Fee(s)		Code Section
			Plan Review Fee	Inspection Fee	
Sewer tap		\$300.00			
Sanitary sewer connection		\$0.00		\$300.00	15-123(a)
Municipal Utility District ("MUD") Bond Fee		\$250.00			
Park Impact Fee	Residential (per unit)	\$200.00			Ord. 758
	Non-Residential	\$0.12 per sf of gross floor area for commercial develop.; \$.06 per sf of gross floor area for industrial develop.			
Water impact fee	Water for single family dwelling	\$500.00			15-123 (c)i
	Water for two family or duplex	\$750.00			15-123 (c)ii
	Water for first 2 units of each multi-family dwelling	\$750.00			15-123 (c)iii
	Water for each additional unit of a multi-family dwelling	\$250.00			15-123 (c)iii
	Water for non-residential (Commercial & Industrial)	\$150 per population equivalent or use			15-123(d)
Sewer impact fee	Sewer for single family dwelling	\$3,250.00			15-123(b)i
	Sewer for two family or duplex	\$6,500.00			15-123(b)ii
	Sewer for first 2 units of each multi-family dwelling	\$6,500.00			15-123(b)iii
	Sewer for each additional unit of a multi-family dwelling	\$750 per unit after the first two			15-123(b)iii
	Sewer for non-residential buildings	\$3,250.00			15-123(b)iv
Building Permits					
Electrical				\$50.00	
Parallel Generation Plan Review			\$250.00		Resolution 2019-06
Temporary electric service (special event tents)				\$25.00	
Plumbing				\$50.00	
Gas Pressure				\$20.00	
Mechanical				\$50.00	
Excavation		Calculated based on valuation (\$50.00 min.)			
Demolition	Non-Residential	\$25.00 + \$2,000 performance bond			
	Residential			Based on valuation /\$25.00 minimum	
Accessory building/Storage shed	with foundation			Calculated based on valuation (\$50.00 min.)	
	> 120 but < 200 sq. ft.			\$50.00	

Building, Planning and Zoning Department

Fees and Fines

Item	Detail	Proposed Fee(s)			Code Section
		Current Fees (Application or other); Fine	Plan Review Fee	Inspection Fee	
Swimming pool	Above-ground pre-fabricated; ≥ 24 inches deep			\$25.00	
	In-ground			Calculated based on valuation	
Private sewer disposal system (septic system)	\$50.00			15-403(b)	
Footing; Foundation; Concrete retaining wall	\$0.05/sq.ft. (\$50.00 min.)				
Framing	\$50.00				
Fence	\$50.00				
Re-roof	Residential			\$50.00	
	Non-Residential			Calculated based on valuation	Ord. 758
Deck	\$50.00				
Driveway approach	\$50.00			13-202	
Moving	Mobile homes			\$50.00	4-803
	Building			\$300.00 plus actual city labor costs	8-107
Reinspection (2nd inspection)				\$75.00	Res. 2009-10
Mobile manufactured home (installation)				\$60.00 (Electric Service, Gas line, and Final Occupancy)	
Temporary Certificate of Occupancy	Residential			\$100.00, valid 30 days; \$90.00 refund if completed within 30 days	Res. 2009-10
	Commercial	\$1,500.00, valid 90 days; \$1,250.00 refund if			
Miscellaneous Permits					
Sign	General/Banner	\$25.00			16-1216
	Commercial/Business promotions	\$75.00			16-1216
	Electrical	additional \$25.00			Resolution 2019-06
Outdoor seasonal sales	Type II - Seasonal	\$25.00			16-410
	Type III - UPUR approval necessary	\$40.00			16-410
Temporary tent		\$25.00			
Fowl/Special Animal; keeping		\$0.00		\$20.00 (annually)	Ord. 1017
Wind Energy Conversion Systems Transfer fee		\$250.00			
Right of Way Permit		\$90.00 for up to first 1200 linear ft; additional \$90 for each incremental 1200 linear ft			Resolution 2019-XX
Licenses					
Contractor's License		\$75.00 (annually)			
Massage License	Business and one therapist	\$75 annually/\$35 renewal			Resolution 2019-06
	Therapist	\$75 annually/\$35 renewal			Resolution 2019-06

Building, Planning and Zoning Department

Fees and Fines

Item	Detail	Proposed Fee(s)		Code Section
		Current Fees (Application or other); Fine	Plan Review Fee	
Mobile Food Vendor		\$100.00 annually		Resolution 2019-06
License to sell precious metals or pawn broker		\$25.00 annually		
Kennel License				\$25.00 (annually)

Abatements

	Non-Residential	\$200.00 + \$75.00/hour labor, per employee (1 hour min.) or actual cost of contractual mower		
	Residential	\$50.00 + \$75.00/hour labor, per employee (1 hour min.) or actual cost of contractual mower		
Mowing	Residential (vacant lot)	\$50.00 + \$75.00/hour labor, per employee (1 hour min. per lot)		
	Unplatted Land	\$200.00 + \$150.00/hour labor, per employee (1 hour min. per acre) or actual cost of contractual mower		
Failure to abate	Health and welfare nuisance	\$100.00		
	Motor vehicle nuisance	\$100.00		

Miscellaneous Violations

Storm water management	Violation of approved plan/permit	\$100.00/offense/day		16-512	
Zoning regulations	Violation of submitted, approved plan	< \$500/offense/day			16-1003(1)a
Subdivision regulations	Violation of same	< \$500.00			17-204
Awning	Violation of same	< \$100.00			

Building Permit Fee Schedule	
Total Valuation	Current fees
\$1 to \$500	\$23.50
\$501 to \$2,000	\$23.50 for the first \$500 plus \$3.05 for each additional \$100 or fraction thereof, to and including \$2,000.
\$2,000 to \$25,000	\$69.25 for the first \$2,000 plus \$10.89 for each additional \$ 1,000 or fraction thereof, to and including \$25,000.
\$25,001 to \$50,000	\$391.25 for the first \$25,000 plus \$10.10 for each additional \$1,000 or fraction thereof, to and including \$50,000.
\$50,001 to \$100,000	\$643.75 for the first \$50,000 plus \$7.00 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000 or fraction thereof, to and including \$500,000.
\$500,001 to \$1,000,000	\$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000 or fraction thereof, to and including \$1,000,000.
\$1,000,001 to \$5,000,000	\$5,608.75 for the first \$ 1,000,000 plus \$3.15 for each additional \$1,000 or fraction thereof, to and including \$5,000,000.
\$5,000,001 to \$15,000,000	\$17,980.92 for the first \$5,000,000 plus \$1.54 for each additional \$ 1,000 or fraction thereof, to and including \$15,000,000.
\$15,000,001 and above	\$33,562.30 for the first \$15,000,000 plus \$1.02 for each additional \$1,000 or fraction thereof.

Inspection and Other Fees

- Inspections outside of normal business hours (minimum charges - two hours) -\$47.00 per hour
- Inspections for which no fee is specifically indicated (minimum charge - one-half hour) - \$47.00 per hour.*
- Additional plan review required by changes, additions or revisions to approved plans (minimum charge - one-half hour) - \$47.00 per hour or the total hourly cost to City of Eudora, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.
- Any person who commences any work before obtaining the necessary permits and paying the necessary permit fees shall pay an additional fee equal to 100 percent of the permit fee set forth above, which is in addition to all other required permit fees.
- The permit applicant shall pay costs of any third party plan review required by the size or complexity of the building project, as determined by the codes administrator.
- Solar photovoltaic (PV) systems (up to 13.44 kW) and solar thermal systems requiring no structural changes to the building - \$115.00.¹ For every kW, measured in whole increments of 1 kW, over 13.44 kW the flat rate shall increase by \$10 per kW.

Note:

Flat fee covers plan review, inspection and one re-inspection. Submittal shall include structural details of the roof on which the system will be mounted. Structural Engineer's certification may be required. Installation shall be according to manufacturer's recommended method and the 2005 NEC.

Fire Department			
Fees and Fines			
Item	Detail	Current Fees/Fines	Code Section
Permit			
	Commercial	\$50	7-302(b)
Violations			
Burn	Residential and agricultural burning without a permit	\$50 to \$500	7-302 (f)
	Commercial and industrial burning without a permit	\$100 to \$500	7-302(f)
Fire Code	Violation of fire protection code	\$25 to \$250	IFC 2012 Section 109
Fireworks	Violation of the sale or discharge of fireworks in city limits outside of time and date sanctioned by City	\$50 to \$500	7-401 - 402
NOTE: Each day that a violation continues after due notice has been served shall be deemed a separate offense. Reference IFC 2012 Section 109.4			
NOTE: Court costs may be assessed for any violation.			

Police Department			
Fees and Fines			
Item	Detail	Current Fees/Fines	Code Section
Court			
Court costs (\$.50 to Douglas County Crime Stoppers, \$22.50 to state, \$70 court fee to city, \$4 training fee to city, \$1 Judicial education fee)		\$98.00	9-107 (a) (Ordinance 1018)
Fingerprinting fee		\$15.00	Resolution 2019-05
Incarceration fee		Actual cost	9-107 (c)/2019-06
Expungement fee		\$100.00	9-109 (d)
Bench warrant fee		\$50.00	9-107 (e)
Failure to pay a fine		\$30 to \$1,500	9-108(b)
Possession			
Violation of concealed carry weapon		not to exceed \$1000	11-304
Possession of weapon(s) near a bar	First offense	\$100 to \$250	11-305(f)(i)
	Second offense	\$250 to \$500	11-305(f)(ii)
	Third offense	\$1,000.00	11-305(f)(iii)
Possession of drug paraphernalia and controlled substances		\$100 to \$1000	11-404(a)
Motor Vehicles			
Parking violation	General	\$50 to \$500	14-209(d)
	Off-street	\$30 to \$100	14-217(b)
	Recreation vehicle	\$30 to \$100	14-218(b)
Intent to suspend license notice	Mail fee	\$5.00	K.S.A. 8-2110
Driver's license reinstatement fee		\$10.00	9-107(g)
Vehicle license, illegal tag, tag display violation		\$45 to \$100	14-216(e)
Vehicle load restriction		\$100 to \$5000	13-201
Vehicle weight restriction violation		\$25 and up	14-602
Violation of Federal Motor Carrier Safety Regulation		\$60 to \$500	14-707(b) and (c)

Police Department			
Fees and Fines			
Item	Detail	Current Fees/Fines	Code Section
Miscellaneous Fines			
City code infringement		\$1 to \$1000	1-111(a)
Recreational skating violation		up to \$45	14-504
Curfew violation		\$10 to \$100	11-207
Railroad grounds misconduct fine		not to exceed \$100	11-203
Unlawful display of tobacco products fine		\$250 to \$1000	11-211(b)

Parks & Recreation Department		
Fees and Fines		
Item	Detail	Current Fees
Pool		
Daily Admission	General	\$4.00
	Senior (60+)	Free
Daily Lap Swim		\$1.00/hour
Pool Party		\$125.00
Pool Pass	Single	\$75.00
	Family	\$150.00
	20-swim punch card	\$60.00
Facility Rental		
Park/Shelter	Hourly	\$10.00/hour
	Full day	\$50.00
Community Center Gym	Half gym	\$25.00/hour
	Full gym	\$50.00/hour
Community Room	Hourly	\$25.00
	Full day	\$125.00
Ball Field	w/out lights	\$30.00/hour
	w/ lights	\$40.00/hour
Tables And Chairs (1 table + 8 chairs)		\$10.00
Wellness/Fitness Center Membership		
Daily Admission	General	\$3.00
	Student	\$2.00
Family	Monthly	\$36.00
	Six-Month	\$180.00
	Annual	\$360.00
Senior - Family	Monthly	\$25.00
	Six-Month	\$125.00
	Annual	\$200.00
Single	Monthly	\$24.00
	Six-Month	\$120.00
	Annual	\$240.00
Student	Monthly	\$15.00
	Six-Month	\$75.00
	Annual	\$150.00
Senior - Single	Monthly	\$15.00
	Six-Month	\$75.00
	Annual	\$150.00
Weekly Punch Pass	General	\$15.00
	Senior/Student	\$10.00
Annual Corporate (Per employee)	5-9 employees	\$270.00
	10-24 employees	\$260.00
	25-39 employees	\$250.00
	40-54 employees	\$245.00
	50+ employees	\$240.00
Lost Key/FOB Charge		\$5.00
Miscellaneous		
Daily Gymnasium Admission		\$1.00

Agenda Statement

Date: June 22, 2020
To: Mayor and City Commission
From: Barack Matite, City Manager
Re: **Consider approval of the Authority to Award Resolution from the Kansas Department of Transportation Transportation Alternatives (KDOT TA) grant program and authorize release of funds for the construction of Phase II of the Bluejacket Park Trail.**

Background

On August 27, 2018, the governing body approved Resolution 2018-05, declaring the eligibility of the City to submit a KDOT Transportation Alternatives (KDOT TA) grant application for completion of Phase II of the Bluejacket Trail construction project. That application was submitted in September of 2018.

In 2019, the City was awarded the grant, in March of this year, the project was let out for bid. On June 17, 2020, bids were received by KDOT, and they made the recommendation to award the contract to Freeman Concrete Construction LLC out of Shawnee, KS who were the low bid.

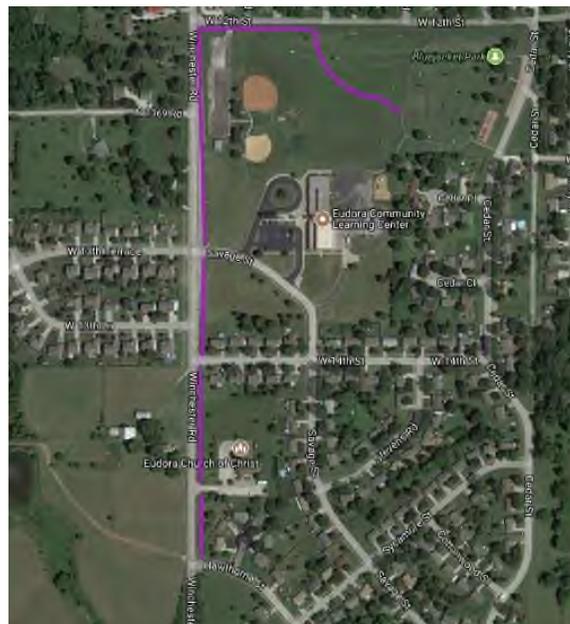


Figure 1: Bluejacket Trail Phase II Plan

Staff Comment

Included in this packet, and as part of the KDOT TA grant process, is the Authority to Award Contract that must be approved by the Commission, signed by the City, and sent back to the State by July 10, 2020. Additionally, full project details, invoice, and a list of other received bids is included for your reference. Staff has also included the original engineering cost estimate.

Budget Impact

As was shared with you at the time of the grant application, in 2018, the City earmarked about \$71,000 as cash match for the construction cost. The table below represents the approved project costs, as submitted in the winning bid. The city’s cash match will increase by about \$14,000. The City has sufficient funds in the CIP Fund to cover the additional cost.

Total Construction Cost (eligible costs)		\$	321,224.00
KDOT TA / Federal Funds (80%)		\$	283,824.00
City Cash Match (20%)		\$	85,000.00

City Manager Approval – Recommend approval.

Suggested Commission Action

Suggested motion:

I move the City Commission approve the authority to award contract sent from the State of Kansas and award the contract to Freeman Concrete Construction LLC of Shawnee, KS, and authorize the release of \$85,000 to the Chief of Fiscal Services of the Department of Transportation of the State of Kansas to provide the required city cash match for this project.



Dwight D. Eisenhower State Office Building
700 S.W. Harrison Street
Topeka, KS 66603-3745

Phone: 785-296-3861
Fax: 785-296-6946
kdot#publicinfo@ks.gov
http://www.ksdot.org

Julie L. Lorenz, Secretary
Michael J. Stringer, P.E., Chief

Laura Kelly, Governor

June 18, 2020

**Project Number: 023 TE-0480-01
TA-T048(001)**

City of Eudora
Mr. Barack Matite
City Manager
4 E. 7th Street
Eudora, KS 66025-

Dear Mr. Matite:

We are listing below the bidder and the low bid received at Topeka, KS on 6/17/2020 for the above numbered project.

CONTRACTOR	TYPE OF WORK	AMOUNT
FREEMAN CONCRETE CONSTRUCTION LLC	Eudora: Bluejacket Trail Phase 2	\$321,224
SHAWNEE, KS		

This is considered satisfactory when compared with the engineer's estimate, and we believe that contracts should be awarded to the low bidder. If this bid is acceptable to the City, please sign the enclosed resolution and return it to this office. In order to guarantee the low bid, we must receive the expected resolution on or before 7/10/2020. Upon receipt of the signed resolution and approval by the Secretary of Transportation the contract will be awarded.

A combination of bid items and construction engineering less a maximum of \$283,824 Federal funds will require City matching funds in the amount of \$85,000. The City remittance should be made on or before 8/6/2020.

Sincerely,


Lisa M. Roth

for Michael J. Stringer, P.E., Chief
Bureau of Local Projects

mjs/tls/lmr
Enclosures
c Mayor/City Manager
Ms. Rhonda Seitz, Chief of Fiscal Services
Mr. Leroy Koehn, P.E., District One Engineer

**AUTHORITY TO AWARD CONTRACT
 COMMITMENT OF CITY FUNDS
 6/18/2020**

2 Copies to City
 Project Number: 023 TE-0480-01
 TA-T048(001)

WHEREAS bids were received at Topeka, KS on 6/17/2020 for the performance of work covered by plans on the above numbered project, and

WHEREAS the bidder and the low bid or bids on work covered by this project were:

CONTRACTOR	TYPE OF WORK	AMOUNT
FREEMAN CONCRETE CONSTRUCTION LLC	Eudora: Bluejacket Trail Phase 2	\$321,224
SHAWNEE, KS		

WHEREAS bids are considered satisfactory and have been recommended by the Secretary of Transportation of the State of Kansas, hereinafter referred to as the SECRETARY, for consideration and acceptance of the work on this project as covered by such bid or bids.

**A combination of bid items and construction engineering less a maximum of \$283,824
 Federal funds will require City matching funds in the amount of \$85,000.**

BE IT FURTHER RESOLVED that City funds in the amount of \$85,000 which are required for the matching of Maximum Federal funds are hereby pledged by the City to be remitted to the Chief of Fiscal Services of the Department of Transportation of the State of Kansas on or before 8/6/2020 for use by the SECRETARY in making payments for construction work and engineering on the above designated project with final cost being determined upon completion and audit of the project.

The City certifies that no known or foreseeable legal impediments exist that would prohibit completion of the project and that the project complies with all applicable codes, standards and/or regulations required for completion.

Adopted this _____ day of _____, 20____, at _____, Kansas.

Recommended for Approval:

 City Engineer/Road Supervisor

_____, Mayor

Attest:

(Seal)

_____, Member

_____, Member

 City Clerk

INVOICE

Keep for your Records
Due on or before 8/6/2020
 PRELIMINARY STATEMENT OF COSTS
 023 TE-0480-01
 TA-T048(001)
 Eudora: Bluejacket Trail Phase 2

Please Remit Payment to:
 Kansas Department of Transportation
 Bureau of Fiscal Services
 700 SW Harrison Street, 7th Floor
 Topeka, KS 66603

Construction and CE Breakdown	
Actual Bid	\$320,506
Water (for grading)	\$718
Sub-Total Actual Bid Amount	\$321,224
LPA CE Contract	\$47,193
Sub-Total Construction and CE	\$368,417
Federal-aid Non-Participating Const. Costs	\$0
Federal-aid Non-Participating CE	\$0
Participating PE Costs	\$0
Participating Railroad Costs	\$0
Participating ROW Costs	\$0
Participating Utility Costs	\$0
Federal Participating Project Costs	\$368,417
Total Project Costs	\$368,417

Federal/City Funding Summary	
Total Project Costs	\$368,417
100% City Funds Due to Non-Participating	\$0
Federal Participating Project Costs	\$368,417
Fund 1- Available Funding	\$354,780
80% Federal Funds	\$283,824
20% City Funds	\$70,956
100% City Funds Due to Max Funding	\$13,637

CE Breakdown	
Total LPA CE	\$47,193
Federal Non-Participating CE	\$0
Federal Participating CE	\$47,193

Fund 1- Maximum Federal Funds 80/20	\$283,824
--	------------------

Key	
KDOT	Kansas Department of Transportation
LPA	Local Public Authority
CE	Construction Engineering (Inspection)
Const.	Construction

Totals				
	City Funds	Federal Funds	State Funds	Total Funds
Federal Non-Participating Construction	\$0			\$0
Federal Non-Participating CE	\$0			\$0
Fund 1- 80% Federal Funds		\$283,824		\$283,824
Fund 1- 20% City Funds	\$70,956			\$70,956
City Funds Due to Max Funding	\$13,637			\$13,637
Total	\$84,593	\$283,824	\$0	\$368,417

Amount to Bill City (Rounded Up)	\$85,000
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BUREAU OF CONSTRUCTION & MATERIALS

As Read By Project (Bidders List by Individual Project)

Date: 06/17/2020

Contract Number: 520062121

Project Number: 23 TE 0480-01

Federal Number: TA-T048(001)

Description: PEDESTRIAN & BICYCLE PATHS

County: DOUGLAS

State Ties: --

Total Records: 5

[Helpful Definitions](#)

Contractor Name	Bid Amount
FREEMAN CONCRETE CONSTRUCTION LLC	\$320,506.00
KINGS CONSTRUCTION CO INC	\$363,904.00
AMINO BROTHERS COMPANY INC	\$366,592.00
HAMM INC	\$367,062.00
MEGAKC CORPORATION	\$371,160.00



Eudora 12th and Winchester Recreational Path

Phase 2 Project Cost Estimate

DESCR_1	QTY	UNIT	BIDPRICE	EXTENDED AMOUNT
MOBILIZATION	1	LS	\$25,000.00	\$25,000.00
MOBILIZATION (DBE)	1	LS	\$0.00	\$0.00
REMOVAL OF EXISTING STRUCTURES	1	LS	\$4,000.00	\$4,000.00
FIELD OFFICE AND LABORATORY (TYPE A)	1	EACH	\$3,500.00	\$3,500.00
CONTRACTOR CONSTRUCTION STAKING	1	LS	\$6,700.00	\$6,700.00
FOUNDATION STABILIZATION (SET PRICE)	1	CUYD	\$40.00	\$40.00
TRAFFIC CONTROL	1	LS	\$7,500.00	\$7,500.00
FLAGGER (SET PRICE)	1	HOUR	\$40.00	\$40.00
CLEARING AND GRUBBING	1	LS	\$2,500.00	\$2,500.00
SIDEWALK CONSTRUCTION (4") (AE)	18	SQYD	\$40.00	\$720.00
SIDEWALK CONSTRUCTION (6") (AE)	2,860	SQYD	\$44.00	\$125,840.00
INTEGRAL 10'X6" PATH AND RETAINING WALL	115	SQYD	\$115.00	\$13,225.00
6" CONCRETE ENTRANCE	118	SQYD	\$50.00	\$5,900.00
COMMON EXCAVATION (URB)	2,300	CUYD	\$13.50	\$31,050.00
COMPACTION OF EARTHWORK (TYPE AA) (MR-3-3)	1,300	CUYD	\$4.50	\$5,850.00
WATER (GRADING) (SET PRICE)	1	MGAL	\$35.00	\$35.00
DRILLING AND GROUTING	0	EACH	\$15.00	\$0.00
SIDEWALK RAMP	90	SQYD	\$275.00	\$24,750.00
CROSS ROAD PIPE (12") (PEP)	0	LF	\$60.00	\$0.00
CROSS ROAD PIPE (18") (RCP)	53	LNFT	\$80.00	\$4,240.00
CROSS ROAD PIPE (24") (RCP)	0	LNFT	\$87.00	\$0.00
CROSS ROAD PIPE (30") (RCP)	0	LNFT	\$113.00	\$0.00
END SECTION (15") (RC)	0	EACH	\$820.00	\$0.00
END SECTION (24") (RC)	0	EACH	\$945.00	\$0.00
END SECTION (30") (RC)	0	EACH	\$1,165.00	\$0.00
RIPRAP (LIGHT STONE) (100 LB)	45	SQYD	\$70.00	\$3,150.00
ADJUSTMENT OF MANHOLES	0	EACH	\$600.00	\$0.00
RESETTING END SECTION	0	EACH	\$275.00	\$0.00
STRIPING & SIGNAGE	1	LS	\$7,500.00	\$7,500.00
AREA INLET	2	EA.	\$4,000.00	\$8,000.00
JUNCTION BOX	1	EA.	\$4,000.00	\$4,000.00
TEMPORARY FERTILIZER (15-30-15)	360	LBS.	\$1.00	\$360.00
TEMPORARY SEED (CANADA WILD RYE)	48	LBS.	\$15.00	\$720.00
TEMPORARY SEED (GRAIN OATS)	108	LBS.	\$1.25	\$135.00
TEMPORARY SEED (STERILE WHEATGRASS)	108	LBS.	\$4.25	\$459.00
SOIL EROSION MIX	27	LBS.	\$9.10	\$245.70
SEDIMENT REMOVAL (SET PRICE)	1	CUYD	\$35.00	\$35.00
TEMPORARY BERM (SET PRICE)	1	LNFT	\$1.00	\$1.00
BIODEGRADABLE LOG (20")	300	LNFT	\$6.75	\$2,025.00
EROSION CONTROL (CLASS 2) (TYPE G)	1,176	SQYD	\$2.95	\$3,469.20
SILT FENCE	1,700	LNFT	\$1.35	\$2,295.00
SWPPP DESIGN	1	LS	\$1,750.00	\$1,750.00
SWPPP INSPECTION	7	EACH	\$255.00	\$1,785.00
WATER POLLUTION CONTROL MANAGER	10	EACH	\$200.00	\$2,000.00
MULCHING	7.2	TON	\$725.00	\$5,220.00
WATER (EROSION CONTROL) (SET PRICE)	1	MGAL	\$35.00	\$35.00
AGGREGATE BASE (AB-3) (4")	100	SQYD	\$14.00	\$1,400.00
WATER (AGGREGATE BASE) (SET PRICE)	1	MGAL	\$35.00	\$35.00
FERTILIZER (13-13-13)	400	LBS.	\$1.25	\$500.00
FERTILIZER (16-20-0)	48	LBS.	\$1.20	\$57.60
SEED (BIG BLUESTEM GRASS) (KAW)	1.2	LBS.	\$13.64	\$16.37
SEED (BLUE GRAMA GRASS) (LOVINGTON)	1	LBS.	\$15.50	\$15.50
SEED (BUFFALO GRASS) (TREATED)	9	LBS.	\$10.00	\$90.00
SEED (CANADA WILD-RYE)	6	LBS.	\$16.00	\$96.00
SEED (INDIANGRASS) (OSAGE)	1.2	LBS.	\$15.00	\$18.00
SEED (LITTLE BLUESTEM GRASS) (ALDOUS)	1.2	LBS.	\$14.00	\$16.80
SEED (RYEGRASS) (PERENNIAL)	90	LBS.	\$4.00	\$360.00
SEED (PRAIRIE JUNE GRASS)	3.2	LBS.	\$4.00	\$12.80
SEED (SIDE OATS GRAMA) (EL RENO)	16.4	LBS.	\$11.00	\$180.40
SEED (STERILE WHEATGRASS)	6	LBS.	\$5.00	\$30.00
SEED (SWITCHGRASS) (BLACKWELL)	0.6	LBS.	\$11.00	\$6.60
SEED (TALL DROP)	0.3	LBS.	\$50.00	\$15.00
SEED (FESCUE) (TALL) (ENDOPHYTE-FREE)	90	LBS.	\$4.00	\$360.00
SEED (WESTERN WHEATGRASS) (BARTON)	14.4	LBS.	\$11.00	\$158.40
SEED (NATIVE WILDFLOWER MIX 1)	6.2	LBS.	\$85.00	\$527.00

(federally participating) \$307,970.37

(federally participating) 15% Construction Eng./Inspection \$ 46,195.56

Total Project Construction Cost \$354,165.92

Total Construction Cost \$ 354,165.92
 Transportation Alternative (80%) \$ 283,332.74
 City Cash Match (20%) \$ 70,833.18

Estimated City of Eudora Overall Project Cost

Design \$ 33,645.00
 City Cash Match (20%) \$ 70,833.18
 Utilities \$ 55,083.59
Total \$ 159,561.77

Total Project Costs

Construction Costs \$354,165.92
 Design \$ 33,645.00
 Utilities \$ 55,083.59
Total \$442,894.51