

Oberlin City Council meeting
5:00 pm
October 17, 2019



AGENDA
CITY COUNCIL MEETING
Gateway 1 & 2 – Oberlin, Kansas
October 17, 2019
5:00 PM

Meeting Called to Order – Mayor Brandon Oien

ROLL CALL of the Members of the City Council and determination of a quorum.
Marchello _____ Lohofener _____ Gawith _____ McHugh _____ McDougal _____

PLEDGE OF ALLEGIANCE to the Flag

PUBLIC COMMENT

OATH OF OFFICE – Heather Alwin, Municipal Judge

CONSENT AGENDA: Discussion and possible action by motion to approve the following items and or reports:

- Approval of minutes of previous meetings
- Appropriation Ordinance (Payment of Bills)
Motion _____ Second _____

ADMINISTRATORS REPORT

1. Next Council Meeting November 7, 2019
2. Strategic Doing Update

NEW BUSINESS

1. Electric Contract
2. Proposed Rental Terms for Miriam's Hope

EXECUTIVE SESSION

#1 Executive Session for non-elected personnel.

REPORTS OF OTHER OFFICERS, BOARDS AND COMMITTEES

- Mayors Report
- Public Works Department
- Police Chief Brad Burmaster September 2019 Report
- Treasures Report
- Board Reports – EDC – 8-19-19- Minutes, 8-31-19 Profit & Loss, Balance Sheet
- Other Reports

ADJOURNMENT

Motion _____ Second _____

REGULAR COUNCIL MEETING – October 3, 2019 - GATEWAY- 5:00 p.m.

CALL TO ORDER – Mayor Brandon Oien called the meeting to order at 5:00 pm, and all recited the Pledge of Allegiance to the Flag.

Roll Call of the Members of the City Council – Deb Lohofener, Kristin McHugh, and Garret McDougal. Jim Marchello by phone at 5:45 pm. Majority of the Body Present.

Absent: Scott Gawith

Others Present: City Administrator Halley Roberson, Treasurer Steve Zodrow, Foreman David Sporn, Police Chief Brad Burmaster, and Dayna Mannebach with the Oberlin Herald, Dan Hagedorn, Ruth Miesner, Brice Meitl, Marilyn Black, Luke, and Corina Kliewer, Jeremy LaBrie Pastor from McCook Methodist Church and City Clerk Sandy Rush.

Dog Park committee chairwoman, Penny Fringer, updated the council on the progress of the dog park. The Committee decided to divide the work into two phases. Phase 1: hydrant work, concrete work, fence work, signage, and waste. Phase 2: landscaping, agility equipment, pergola, and picnic table. They obtained estimates for phase 1 items and before proceeding would like the council **to approve the use of the Zodrow Park for the new dog park.** McHugh moved, second by Lohofener, to approve. **Motion carried.**

Miriam's Hope Directors Luke and Corina Kliewer discussed what their organization does and their hope to lease the Sappa Youth Ranch as living quarters. Mr. Kliewer said as foster parents themselves for eight years; they provide a transitional living rehabilitation program that seeks to keep children out of the foster care system. They would like to place up to four families within their program at a time with a turn-around of 18 months to 2 years. A board from the community would be put in place to help make decisions and place families. He said they do not work with the state in any way. Mayor Oien asked for them to wait until the next council meeting for more members to be present to hear their proposal.

Administrator Halley Roberson told the council the next Council Meeting would be October 17, 2019. She said the street project on Ash Street was moving along well. Attached in the packet is a 67749 Connections program letter as a reminder to the council this is an option for abandoned property owners to be free of the responsibilities of property oversight and taxes owed, by signing a Quitclaim Deed to individuals that would like to assume the responsibility of properties in Oberlin. Possible electric contracts from Kansas Municipal Energy Agency and the current Sunflower Electric Power will be available later for further discussion showing business pricing structures. Marchello questioned if the city would have any out-of-pocket expenses with Energy Solutions Professionals (ESP) after deciding on an electric contract. He was told \$17,000-\$18,000 would still be owed for the audit done, but ESP will need to re-calculate savings based on new electric pricing in the new contract.

OLD BUSINESS: none

NEW BUSINESS

CMB License request for the Gateway Event, Hairball, being held on November 2, 2019. McDougal moved, second by Lohoefer, to approve. **Motion carried.**

Pasture Land Lease options for the city-owned land located on U.S. 36 west of the Oberlin Gun Club was discussed. Issues included no fencing to separate neighboring property, and there is no water. Marchello questioned if there are any benefits to annexing the property into the city. The procedures to accomplish this are briefly discussed. No action was taken regarding annexation. McDougal moved, second by Lohoefer, **the approval of seeking bids for a three-year lease of the land to be opened during the council meeting.** McDougal, Lohoefer, McHugh voted yes, and Marchello voted no. **Motion carried.**

City Property located at 214 S Buffalo options were discussed, including selling to a developer or donating to Grow Decatur. Since there is no rush, Mayor Oien suggested waiting. Lohoefer moved, second by Marchello, **to table for future discussion. Motion carried.**

REPORTS OF OTHER OFFICERS, BOARDS AND COMMITTEES

Mayor Oien encouraged people to visit with him and other councilmembers about Miriam's Hope proposal.

Councilmember Deb Lohoefer commented Miriam's Hope is completely different than other entities who have used the Sappa Ranch.

Public Works Foreman David Sporn presented his report. He said Ash Street is open from the street project, and only cleaning and sealing is needed. The specs on Ash St versus Grand St will be presented at the next meeting. The next project block is east of Highway 83 on Ash St. The crew will work with the owners on access to their driveways by working smaller portions at a time. The old shed north of the shop was torn down and hauled away. The new skid loader has been ordered from Hoxie Implement with the date of the delivery unknown.

EDC Board attached 7-8-19 Minutes, 8-19-19 Agenda, Financials thru Jul19

Library Board attached Aug19 Minutes

ADJOURNMENT

At 6:40 pm, Lohoefer moved, second by McDougal, **to adjourn. Motion carried.**

Oath of Office

City of Oberlin
State of Kansas
County of Decatur

I, **HEATHER ALWIN** do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of Kansas, and faithfully discharge the Duties of **MUNICIPAL JUDGE** of Oberlin, Kansas. So help me, God. (K.S.A. 54-106)

Subscribed and sworn to before me, this **17** day of **October, 2019**.

Witness: _____

Witness: _____

City Council meeting



Sunflower option

| Sunflower Projection - Option 2 | | | | | | | | | | |
|---------------------------------|------------|------------|------------|------------|------------|------------|--------------|--------------|--------------|--------------|
| | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 |
| Peak Demand (MW) | 4.50 | 4.52 | 4.55 | 4.57 | 4.59 | 4.61 | 4.64 | 4.66 | 4.68 | 4.71 |
| Capacity Requirement (MW) | 5.04 | 5.07 | 5.09 | 5.12 | 5.14 | 5.17 | 5.19 | 5.22 | 5.25 | 5.27 |
| Annual Usage (MWhs) | 17,137 | 17,223 | 17,309 | 17,396 | 17,483 | 17,570 | 17,658 | 17,746 | 17,835 | 17,924 |
| Sunflower | 14,111 | 14,197 | 14,283 | 14,370 | 14,457 | 14,544 | 14,632 | 14,720 | 14,809 | 14,898 |
| WAPA | 2,526 | 2,526 | 2,526 | 2,526 | 2,526 | 2,526 | 2,526 | 2,526 | 2,526 | 2,526 |
| SPA | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 |
| Total Allocation (MWhs) | 17,137 | 17,223 | 17,309 | 17,396 | 17,483 | 17,570 | 17,658 | 17,746 | 17,835 | 17,924 |
| Energy Charge | \$ 211,665 | \$ 212,955 | \$ 214,245 | \$ 258,660 | \$ 260,226 | \$ 261,792 | \$ 307,272 | \$ 309,120 | \$ 310,989 | \$ 312,858 |
| Energy Cost Adj (ECA)* | \$ 306,914 | \$ 308,785 | \$ 310,655 | \$ 312,548 | \$ 314,440 | \$ 316,332 | \$ 318,246 | \$ 320,160 | \$ 322,096 | \$ 324,032 |
| WAPA | \$ 78,798 | \$ 80,089 | \$ 84,924 | \$ 87,047 | \$ 89,223 | \$ 91,454 | \$ 93,740 | \$ 96,084 | \$ 98,486 | \$ 100,948 |
| SPA | \$ 13,500 | \$ 13,995 | \$ 14,183 | \$ 14,538 | \$ 14,901 | \$ 15,274 | \$ 15,656 | \$ 16,047 | \$ 16,448 | \$ 16,860 |
| Energy Costs | \$ 610,877 | \$ 615,824 | \$ 624,007 | \$ 672,793 | \$ 678,790 | \$ 684,852 | \$ 734,914 | \$ 741,411 | \$ 748,019 | \$ 754,698 |
| Energy Costs per MWh | \$ 35.65 | \$ 35.76 | \$ 36.05 | \$ 38.68 | \$ 38.83 | \$ 38.98 | \$ 41.62 | \$ 41.78 | \$ 41.94 | \$ 42.11 |
| Transmission | \$ 238,067 | \$ 249,971 | \$ 262,469 | \$ 275,592 | \$ 289,372 | \$ 303,841 | \$ 319,033 | \$ 334,984 | \$ 351,734 | \$ 369,320 |
| Total Cost | \$ 848,944 | \$ 865,795 | \$ 886,476 | \$ 948,385 | \$ 968,162 | \$ 988,693 | \$ 1,053,947 | \$ 1,076,395 | \$ 1,099,753 | \$ 1,124,018 |
| Total Cost per MWh | \$ 49.54 | \$ 50.27 | \$ 51.21 | \$ 54.52 | \$ 55.38 | \$ 56.27 | \$ 59.69 | \$ 60.66 | \$ 61.66 | \$ 62.71 |

* Assuming 5 yr Ave Rate

**Sunflower contract would have an additional 5 years added NOT shown here

Sunflower scenario 2 electric bill

Prairie Land Electric Cooperative, Inc.
 Attn: Mr. Chuck Look
 P.O. Box 360
 Norton KS 67654

Invoice Number: 4368

Service For: September 2018
 Due Date: 10/25/2018

Contract: City of Oberlin - WHM

Recorder ID: SFS4 OBERLIN

OPTION 2

Rate:

Billing Determinants

| | | |
|----------------------|-------------------------|------------------|
| Coincident Demand | Sep 18, 2018 at 4:00 pm | 3,799.00 KW |
| Hydro CROD | | 1,054.00 KW |
| Demand | Sep 18, 2018 at 4:00 pm | 2,745.00 KW |
| City Energy | | 1,361,780.00 KWH |
| SPA Energy | | 61,200.00 KWH |
| WAPA Energy | | 186,000.00 KWH |
| Energy | | 1,114,580.00 KWH |
| Sunflower Trans Peak | Sep 18, 2018 at 4:00 pm | 432,168.63 KW |
| Transmission CP | Sep 18, 2018 at 4:00 pm | 3,799.00 KW |
| NITS LRS | | 0.009697 % |

Charges

| | | | | |
|------------------------------|---------------|-------------------------|---|-------------------------|
| Demand Charge | | | | |
| Demand Charge | 2,745.0 KW | X \$7.770000 | = | -\$21,328.65 |
| Total Demand Charge | | \$0.00 | | -\$21,328.65 |
| Energy | | | | |
| Energy Charge | 1,114,580 KWH | X \$0.017559 | = | -\$19,570.91 |
| Total Energy | | \$0.015000 | | -\$19,570.91 |
| ECA-02 | | | | |
| ECA Charge | 1,114,580 KWH | X \$0.021060 | = | \$23,473.05 |
| Total ECA-02 | | | | \$23,473.05 |
| Meter Charge | | | | |
| Meter Charge | 3 Meters | X \$105,000000 | = | \$315.00 |
| Total Meter Charge | | | | \$315.00 |
| SEPC WHM Transmission | | | | |
| Schedule 1 | 89,012 \$ | X \$0.009697 | = | \$863.15 |
| Schedule 11 Regional | 445,022 \$ | X \$0.009697 | = | \$4,315.37 |
| Schedule 11 Zonal | 505,706 \$ | X \$0.009697 | = | \$4,903.83 |
| Schedule 12 | 19,544 \$ | X \$0.009697 | = | \$189.52 |
| Schedule 1a | 106,876 \$ | X \$0.009697 | = | \$1,036.37 |
| Schedule 9 SEPC | 775,267 \$ | X \$0.009697 | = | \$7,517.76 |
| Misc. Transmission | (2,695) \$ | X \$0.009697 | = | (\$26.14) |
| Total SEPC WHM Transmission | | | | \$18,799.86 |

ECA charges fluctuate, could become risky due to Sunflower owning generation plants, especially coal as these are getting phased out – increased regulation/fines – sunflower would need to absorb the cost and increasing ECA Charges is a mechanism for Sunflower to re-gain a shortfall. Additionally, it is stated to incrementally increase the capacity cost...if needed.

Amount Due: ~~-\$03,487.47~~

\$59,306.61

~~\$83,487.47~~

KMEA option

| KMEA Projection | | | | | | | | | | |
|---------------------------|--------------|--------------|------------|------------|------------|------------|------------|------------|--------------|--------------|
| | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 |
| Peak Demand (MW) | 4.50 | 4.52 | 4.55 | 4.57 | 4.59 | 4.61 | 4.64 | 4.66 | 4.68 | 4.71 |
| Capacity Requirement (MW) | 5.04 | 5.07 | 5.09 | 5.12 | 5.14 | 5.17 | 5.19 | 5.22 | 5.25 | 5.27 |
| Annual Usage (MWhs) | 17,137 | 17,223 | 17,309 | 17,396 | 17,483 | 17,570 | 17,658 | 17,746 | 17,835 | 17,924 |
| Fixed Energy | 9,450 | 9,450 | 9,450 | 9,450 | 9,450 | 9,450 | 9,450 | 9,450 | 9,450 | 9,450 |
| WAPA | 2,526 | 2,526 | 2,526 | 2,526 | 2,526 | 2,526 | 2,526 | 2,526 | 2,526 | 2,526 |
| SPA | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 |
| Market Energy | 4,661 | 4,747 | 4,833 | 4,920 | 5,007 | 5,094 | 5,182 | 5,270 | 5,359 | 5,448 |
| Total Allocation (MWhs) | 17,137 | 17,223 | 17,309 | 17,396 | 17,483 | 17,570 | 17,658 | 17,746 | 17,835 | 17,924 |
| Fixed Energy Charge | | | \$ 325,553 | \$ 325,553 | \$ 325,553 | \$ 325,553 | \$ 325,553 | \$ 325,553 | \$ 325,553 | \$ 325,553 |
| WAPA | \$ 78,798 | \$ 80,089 | \$ 84,924 | \$ 87,047 | \$ 89,223 | \$ 91,454 | \$ 93,740 | \$ 96,084 | \$ 98,486 | \$ 100,948 |
| SPA | \$ 13,500 | \$ 13,995 | \$ 14,183 | \$ 14,538 | \$ 14,901 | \$ 15,274 | \$ 15,656 | \$ 16,047 | \$ 16,448 | \$ 16,860 |
| Current SECI Contract | \$ 819,635 | \$ 817,849 | | | | | | | | |
| Market Energy | | | \$ 147,772 | \$ 154,930 | \$ 162,399 | \$ 170,192 | \$ 178,321 | \$ 186,800 | \$ 195,643 | \$ 204,866 |
| Buy Down | \$ (100,000) | \$ (100,000) | | | | | | | | |
| Energy Costs | \$ 811,933 | \$ 811,933 | \$ 572,432 | \$ 582,068 | \$ 592,076 | \$ 602,473 | \$ 613,270 | \$ 624,484 | \$ 636,130 | \$ 648,227 |
| Energy Costs per MWh | \$ 47.38 | \$ 47.14 | \$ 33.07 | \$ 33.46 | \$ 33.87 | \$ 34.29 | \$ 34.73 | \$ 35.19 | \$ 35.67 | \$ 36.17 |
| Transmission | \$ 238,067 | \$ 249,971 | \$ 262,469 | \$ 275,592 | \$ 289,372 | \$ 303,841 | \$ 319,033 | \$ 334,984 | \$ 351,734 | \$ 369,320 |
| KMEA Admin & EMS Fees | | | \$ 37,935 | \$ 38,315 | \$ 38,698 | \$ 39,085 | \$ 39,476 | \$ 39,870 | \$ 40,269 | \$ 41,477 |
| Total Cost | \$ 1,050,000 | \$ 1,061,904 | \$ 872,836 | \$ 895,975 | \$ 920,146 | \$ 945,399 | \$ 971,779 | \$ 999,338 | \$ 1,028,133 | \$ 1,059,024 |
| Total Cost per MWh | \$ 61.27 | \$ 61.66 | \$ 50.43 | \$ 51.50 | \$ 52.63 | \$ 53.81 | \$ 55.03 | \$ 56.31 | \$ 57.65 | \$ 59.08 |

Side-by-side

| Topic | KMEA | Sunflower |
|-----------------------------|-------------|--|
| 10 yr. average cost per KWH | 55.93 | 56.19 |
| 10 yr. total | \$9,804,534 | \$9,860,568 (assuming ECA stays on 5 yr. avg.) |
| Market pricing | Up to 25% | None |
| Oberlin alternative energy | Yes | Yes |
| Contract term | 10 years | 15 years |

Business models pricing structure

| Sunflower | KMEA |
|--|--|
| Sunflower's antiquated power generation plants provide concern of increased costs, regulatory restrictions, inhibited maintenance and having cost passed on to Oberlin | KMEA entering into solar, and primarily an energy broker, removing risk of regulatory price increase, or cost of maintaining coal, gas, and steam generation like Sunflower. |
| ECA (energy cost adjustment) is a fluctuating charge Oberlin has no way to control or understand the variables associated with the fee. Should Sunflower need to pass along expenses this mechanism is set-up for Sunflower's benefit to absorb costs. | KMEA offers more flexibility and transparency in billing. |
| Sunflower proposes incremental increases in addition ECA charges. | KMEA has no incremental increases, no ECA charges, and no mill adder fee. (Sunflower has charged a mill fee but dropped it for scenario 2) |
| Sunflower offers more cash upfront to extend the contract than KMEA, but unknown pricing, and scheduled incremental increases shows where any savings for Oberlin would be absorbed. | KMEA's consistent pricing shows much greater opportunity for savings especially after year 3. |
| Sunflower requires a 15 year extension | KMEA offers 10 year contract – with ability to find different contract management after 3 years. |

Sunflower bill



City of Oberlin
 Attn: Sandy
 1 Morgan Drive
 Oberlin, KS 67749

| INVOICE | | | | |
|--|-----------|-------|-----------|----------------------|
| DATE: September 10, 2019 | | | | |
| Billing for: Aug-19 | | | | |
| Demand Charge | 3,442 | KW | 33,869.28 | |
| Energy Charge | 1,527,911 | kWh's | 25,462.64 | |
| Energy Cost Adjustment Charge | 1,527,911 | kWh's | 29,274.77 | |
| Meter Charge | 3 Meters | | 315.00 | |
| SEPC WHM Transmission | OATT | | 20,094.54 | |
| Sunflower Wholesale Power Cost | | | | 109,016.23 |
| GCS - Capacity | | | 0.00 | |
| GCS - Energy Credit | | | 0.00 | |
| Transmission Charges for WAPA Energy | OATT | | 0.00 | |
| Other Sunflower Charges and Credits | | | | 0.00 |
| Prairie Land Electric Energy Adder @ 5 mills/kWh | | | | 7,639.56 |
| INVOICE TOTAL | | | | \$ 116,655.79 |

Mill adder – this charge goes away under Sunflower’s scenario 2 – the mill adder started out at 3 mills and over the life of the contract whm has increased to 5 mills. This is a 5 mill charge per KW, so it fluctuates with overall usage. Over a 10 year period Oberlin’s mill adder alone equates to approximately a \$640,000 reduction in revenue for Sunflower.

THIS INVOICE IS DUE AND PAYABLE ON OR BEFORE:
 September 25, 2019

PLEASE PAY BY THE DUE DATE TO AVOID
 A 2% LATE PAYMENT CHARGE

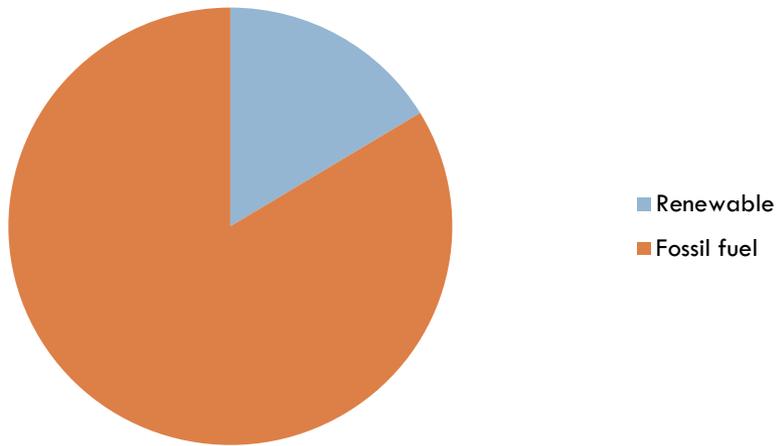
PLEASE SEND PAYMENT TO THE NORTON
 OFFICE IN THE ENCLOSED RETURN ENVELOPE.

A/C 142.2

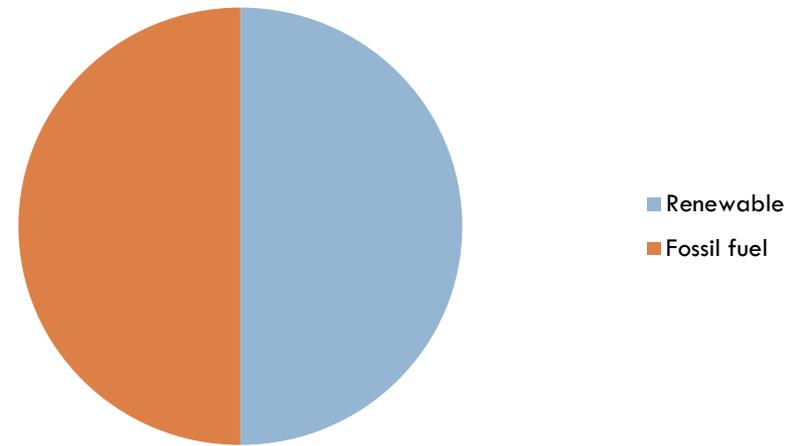
**PLEASE MAKE ALL CHECKS PAYABLE TO:
 PRAIRIE LAND ELECTRIC COOPERATIVE, INC.**

Energy generation breakdown

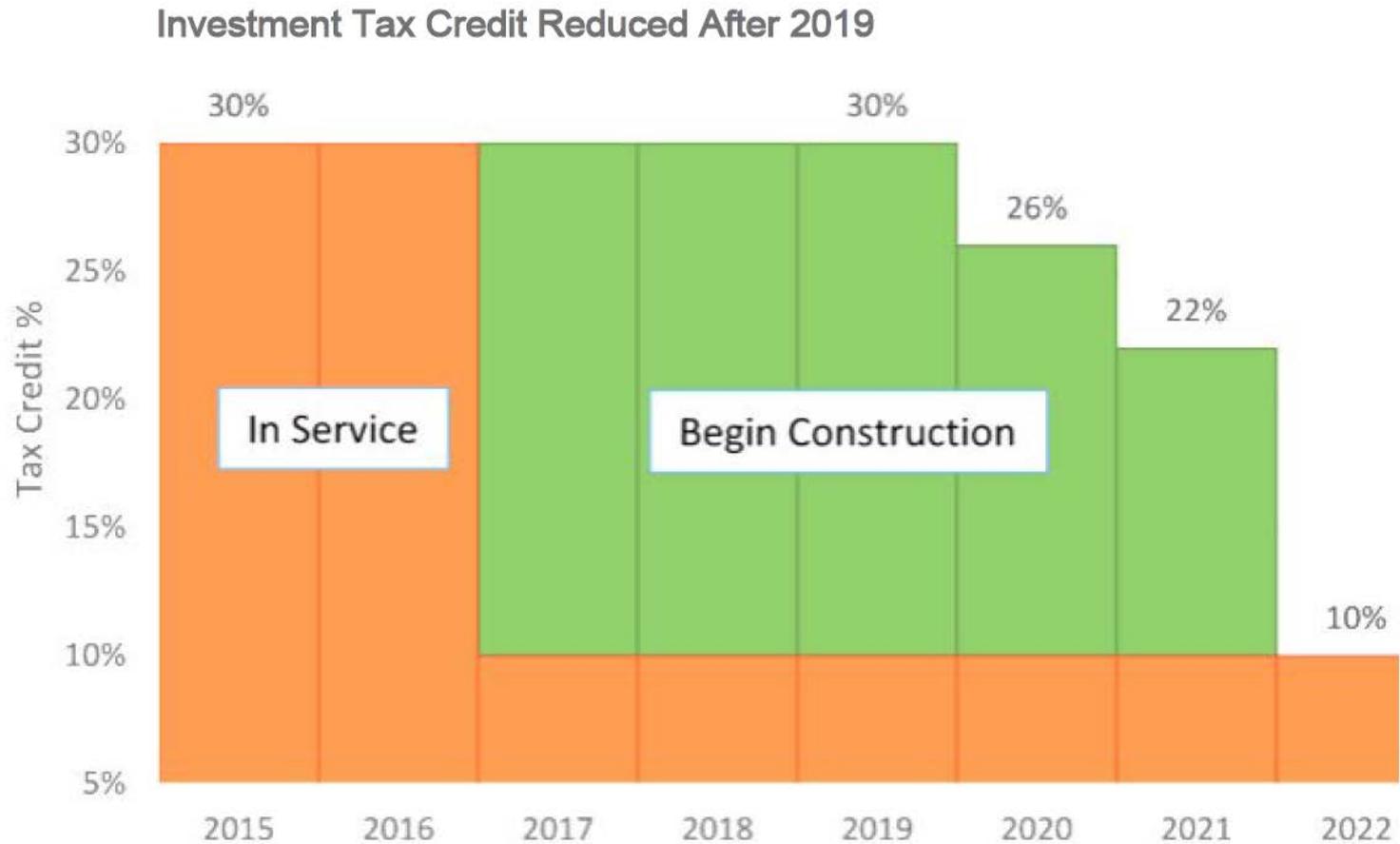
Sunflower's Energy Portfolio



KMEA's Energy Portfolio



What we know about incentives

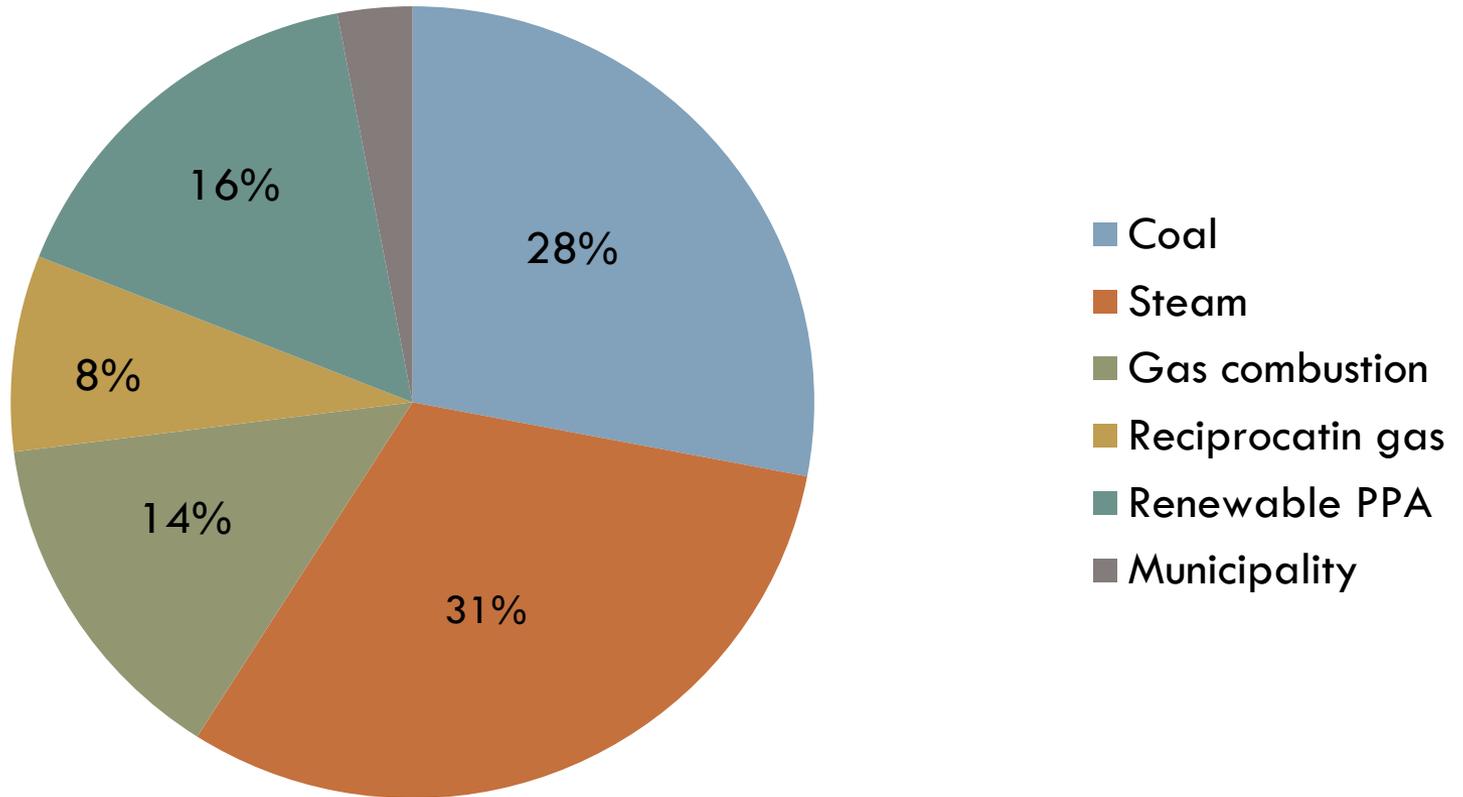


Back-up slides



Sunflower Energy Generation

Sunflower Energy Generation



Concerns with Sunflower business model

- Sunflower has additional costs with maintenance of plants. Possibility of costs being passed onto Oberlin.
- Sunflower has failed to stay current with the industry and regulatory restrictions seem highly probable resulting in increased pricing/ECA fees.
- Overwhelm municipalities to operate power plants
- Financially would Sunflower rather have all of Oberlin's retail customers, instead of the City as the only wholesale customer.

Perks

| Sunflower | KMEA |
|---|---|
| Reduced electric charges for new business | Equipment sharing |
| Website to sell vacant properties | Mutual aid with member cities, for the cost of city employee salary (reimburse the city) worked well in 2016 blizzard |
| Mutual aid costs for approximately \$95.00 per hour | |



Rental terms for Miriam's Hope

- 10 year lease agreement
- Maintain all buildings on property formerly known as the youth ranch at no expense to Oberlin
- Update buildings on property formerly known as the youth ranch at no expense to Oberlin. (This will be done in phases)
- Police use a building for storage and this can remain (at police chief's discretion)
- City storage if decorations is spread out at youth ranch, consolidate down to half of one garage (won't be difficult and better to know who's is what)
- Miriam's hope will have a licensed water operator
- All expenses of the well, maintenance, and regulatory compliance are the responsibility and financial obligation of Miriam's Hope
- Miriam's Hope to provide the council with an annual update
- Right of first refusal for lease renewals and or purchases
- Miriam's Hope is responsible for all utility cost
- In Lieu of rental payments property improvement, maintenance, and insurance coverage are the responsibility of Miriam's Hope.
- Miriam's Hope is compensated for equity created in property by organization's efforts if Oberlin sells to an entity other than Miriam's Hope.

OBERLIN POLICE DEPARTMENT

ACTIVITY REPORT FOR CITY COUNCIL SEPTEMBER, 2019

Municipal Court fines: \$1,703.00

Municipal Court fines to date: \$33,655.80

Traffic citations filed in Oberlin Municipal Court

- 1 Child Safety Restraint
- 1 No Driver's License
- 11 Maximum Speed Limits
- 1 Duty upon Striking Unattended Vehicle

The following cases were filed in Decatur County District Court

- 1 Violation of a Protection Order
- 1 Driving While License Suspended
- 1 Disorderly Conduct
- 1 Child Endangerment
- 1 Driving Under the Influence
- 1 Police Protective Custody

Additional Oberlin Police Department activity

- Received 7 Criminal Reports
- Enacted 5 arrests
- Issued 14 traffic citations
- Provided 12 EMS Ambulance assists
- Provided 11 other agency or public assists

Community engagement

- Provided escorts for the DCHS Homecoming Bon Fire and Parade

**Oberlin-Decatur County Economic Development
Meeting Minutes
August 19, 2019**

| | |
|--------------------------------------|--|
| Members Present | Mark Starr, Chairman; Matt Ostmeyer, Vice-Chairman; Danielle Wasson, Secretary; John Sater, Treasurer; Ken Badsky; Lisa Votapka |
| Guests Present | Shayla Williby, EDC Marketing Director; Stan McEvoy Decatur Co. Commissioner; Keith Jurey |
| Call to Order | Meeting called to order at 5:33 pm. |
| Consent Agenda | <p>John reported that a payoff has been received from the Stallman bankruptcy. A total of \$28,414.63 was received from the bankruptcy trustee, of which \$15,469.49 was paid to the Kansas Center for Entrepreneurship to pay off the loan, with the remainder paying off the loan with EDC. HE also noted that the grant proceeds in the amount of \$27,000 had been given to Rawlins County Dental Clinic to purchase dental supplies for the Oberlin office.</p> <p>Matt moved to approve the consent agenda; Ken second the motion. Motion carried with unanimous board approval.</p> |
| Leta Meitl | Leta was unable to be present but Shayla said she would like to request to rent an additional space to have a tanning bed. She may come to the September meeting. Board members had questions concerning the number of tanning beds currently available in Oberlin, the cost in electricity to run a tanning bed, and also the requirements with the state for the facility. |
| Tax Status of Owned Buildings | Alan Hale and John are working to change the tax status on the buildings owned by the EDC. Alan has applied to the State of Kansas seeking an exemption for the bowling alley and movie theater. Alan should have a decision from the state in the next few weeks. If an exemption is granted on those facilities, Alan may pursue the BEE Building as well. |
| Dentist | RCDC staff have been given keys to the building and are working on painting and preparing the inside for their opening. Shayla reported that the Local Hansen Community Grant for \$10,000 to replace the HVAC system in the dental building was awarded, and the new system will be installed as soon as the grant funds are received. |
| Future EDC Funding | <p>The board reviewed the email from Steve Hirsch, County Attorney, concerning a request for mill levy increase from the County. IF the County were to grant a mill levy request increase, such decision would have to be published in the newspaper. If no protest is received, the funding level is changed to that set by the county commissioners. If a protest is received, it would have to go on the ballot to be voted upon by the citizens of Decatur County. At this time, Stan said the budget has already been set for the next fiscal year is should be published in the newspaper this week. That being said, the request would have to be made next spring and would not be effective until the next fiscal year, or be voted upon (should protest be received) August of 2020.</p> <p>The City Council also decided at their meeting August 15th to further reduce EDC's funding to \$9,800 for their next fiscal year.</p> <p>Mark suggested it may be time to review the rental agreements for BEE Building tenants, as one way to help bring in some additional funding.</p> <p>Mark agreed to go through the figures so far this year and put together a cash flow. Lisa suggested that a budget meeting be held, to discuss where the EDC's funding is currently at and strategize for the next year. Mark agreed, with the budget meeting set for Monday, September 9th and the regular monthly EDC meeting set for Monday, September 16th.</p> |
| Veteran's Housing Project | Keith provided a written synopsis for board members of actions being taken thus far. HE and John spoke with Sen. Moran when he visited Oberlin the week prior. Sen. Moran will try to get some additional assistance and contact information for Keith and John. Sen. Moran is a strong advocate of veterans and veteran's affairs. |

**Oberlin-Decatur County Economic Development
Meeting Minutes
August 19, 2019**

| | |
|--|---|
| Available Board Position | Shayla has spoken with Cathy Anthony concerning the available board position. She thought she may have been present tonight but will speak with her again. |
| Dairy Inn Lot | Shayla conveyed that she received a phone call from the weeds person hired by the City of Oberlin and while she initially was going to issue a citation for the old Dairy Inn lot, she rescinded the citation as John had already mowed the lot the night before. The banner will be re-positioned as the strong winds from recent storms have moved the sign slightly. Mark and Marr will take care of this. |
| BEE Building Update | As lights go out in the BEE Building, Chris Wilson is replacing the old bulbs with new LED bulbs. This should help reduce the electricity used. |
| Highway 36 Property | Shayla said that Alex Heeger has contacted her about a small amount of acres available for the EDC to purchase next to the cemetery for \$25,000. Danielle said that with the current budget uncertainty, she did not feel the EDC should pursue expending funds for additional land. The board was in agreement. |
| KACF Conference | Shayla will be attending the Kansas Association of Community Foundation's meeting in Wichita October 27-29. The Hansen Foundation is paying her entry fee and two nights' of lodging. Shayla asked if the EDC Board would cover an additional night of lodging so she could be there the night before the meetings start. Lisa moved to pay the fee for a hotel room for Shayla on October 26; Ken seconded the motion. Motion carried by unanimous board approval. |
| Eames Project/Corn Stover | Shayla found a project she is pursuing. A company from Texas is looking for property to place a 30,000 sq. ft. building to use corn stover, the corn stalk. They want 14-16 acres of land and the business should employ 14-17 people with wages of approximately \$14-20 per hour. The application is due August 23 rd , she will continue to speak with land owners close to the City of Oberlin to identify possible locations. |
| Director/Board Member Liability Insurance | Shayla has looked into director/board member liability insurance. At this time, the board does not want to pursue a policy but will keep this in mind in the future. |
| Shayla Request for Time Off/Raise | Shayla said the timing is not ideal but she would like to request the EDC pay for a health insurance policy for her. She is currently under her husband's health insurance but he hopes to retire within the next 12 months and she needs to find something to fill that gap. As far as time off, she currently receives ten days vacation leave a year and five days sick leave. The board will discuss this proposition at the budget meeting. |
| Other Business | Stan asked the EDC to pay 2/3rds of \$50,000 to upgrade the sprinkler system in the tri-plex. The fire marshal noted several deficiencies and the total to get the building up to code properly is approximately \$50,000. This will also be discussed at the budget meeting. |
| Adjournment | Meeting adjourned at 6:53 pm. The next meeting (budget) is scheduled for Monday, September 9, 2019 at 5:30 pm at the BEE Building. |

Respectfully Submitted,

Danielle Wasson
Secretary

OBERLIN DECATUR AREA ECONOMIC
104 S PENN AVE
OBERLIN, KS 67749
Year to Date Balance Sheet
For the period ending 08/31/2019

08/31/2019

| ASSETS | |
|--------------------------------------|-----------------------|
| Current Asset | |
| CKG - THE BANK - 110100811 - EDC | 35,328.84 |
| SVGS - THE BANK - EDC | 42,678.29 |
| CKG - FB&T - 2102007 - REV LOAN | 98,056.61 |
| CKG - FNB - 700018779 - SUNFLOWER | 12,650.62 |
| SVGS - FNB - SUNFLOWER | 6,804.82 |
| Total Current Asset | 195,519.18 |
| Fixed Asset | |
| LAND & BLDGS | 50,437.75 |
| BLDG - 104 S PENN | 50,000.00 |
| HWY 36 PROPERTY | 19,888.07 |
| BLDG - SENIOR CTR/CINEMA/BOWLING | 544,242.49 |
| EQUIPMENT | 209,690.79 |
| Total Fixed Asset | 874,259.10 |
| Other Asset | |
| N/R REVOLVING LOAN #5 | 7,168.67 |
| N/R REVOLVING LOAN #7 | 9,021.41 |
| INSURANCE ON R/E | (6,771.83) |
| GRANT INCOME PENDING | (10,000.00) |
| Total Other Asset | (581.75) |
| Total ASSETS | 1,069,196.53 |
| LIABILITIES | |
| Current Liability | |
| N/P FB&T - SUNFLOWER REC | (17,182.73) |
| N/P - THE BANK - SUNFLOWER REC | (96,294.97) |
| Total Current Liability | (113,477.70) |
| Long Term Liability | |
| SUSPENSE | 65.98 |
| GIFT CARD BALANCE | (874.13) |
| Total Long Term Liability | (808.15) |
| Total LIABILITIES | (114,285.85) |
| CAPITAL | |
| NET WORTH | (954,910.68) |
| Total CAPITAL | (954,910.68) |
| Total Liabilities and Capital | (1,069,196.53) |

OBERLIN DECATUR AREA ECONOMIC
104 S PENN AVE
OBERLIN, KS 67749
Multi Column Divisional Profit and Loss
For the period January 01, 2019 To August 31, 2019

| | ECONOMIC DEVELOPMENT | BOWLING ALLEY | SUNFLOWER CINEMA |
|--------------------------------|-----------------------------|----------------------|-------------------------|
| Income | | | |
| CONTRIBUTIONS - GIFTS | \$0.00 | \$535.00 | \$3,484.87 |
| SALES | 870.00 | 43,792.13 | 25,397.23 |
| CREDIT CARD SALES | 0.00 | 39,704.56 | 94.73 |
| DECATUR CO TAX DRAW | 19,097.44 | 0.00 | 0.00 |
| CITY OF OBERLIN | 17,210.00 | 0.00 | 0.00 |
| RENTAL INCOME | 14,301.80 | 0.00 | 100.00 |
| ADVERTISING REVENUE | 0.00 | 0.00 | 1,362.00 |
| INTEREST INCOME | 1,496.97 | 90.13 | 0.00 |
| MISC INCOME | 0.00 | 2,711.80 | 2,629.16 |
| GIFT CERTIFICATE SALES | 0.00 | 763.23 | 543.06 |
| Total Income | 52,976.21 | 87,596.85 | 33,611.05 |
| Net Income | 52,976.21 | 87,596.85 | 33,611.05 |
| Expense | | | |
| ACCOUNTING & LEGAL | \$1,882.52 | \$0.00 | \$0.00 |
| ADVERTISING | 283.50 | 62.00 | 42.00 |
| CONTRACT LABOR | 1,452.17 | 1,227.39 | 1,227.39 |
| DUES FEES SUBS | 1,158.53 | 220.00 | 120.00 |
| INSURANCE | 5,344.56 | 5,614.06 | 4,884.42 |
| INTEREST | 0.00 | 2,023.09 | 2,023.03 |
| PROPERTY TAXES | 2,594.76 | 1,328.78 | 1,328.77 |
| REPAIRS | 2,773.56 | 1,332.07 | 726.18 |
| SALES TAX | 0.00 | 7,621.34 | 2,155.50 |
| WAGES | 21,976.45 | 15,622.54 | 585.59 |
| OFFICE EXPENSE | 137.44 | 0.00 | 0.00 |
| PAYROLL TAXES | 7,658.30 | 3,609.36 | 134.70 |
| TELEPHONE | 650.00 | 642.16 | 0.00 |
| SUPPLIES | 599.90 | 2,076.94 | 957.37 |
| UTILITIES | 9,858.31 | 3,012.24 | 2,751.08 |
| MISC | 22.25 | 0.00 | 0.00 |
| Total Expense | 56,392.25 | 44,391.97 | 16,936.03 |
| Cost of Goods | | | |
| PURCHASES | \$0.00 | \$41,213.84 | \$16,981.70 |
| Total Cost of Goods | 0.00 | 41,213.84 | 16,981.70 |
| Net Profit/(Loss) | (3,416.04) | 1,991.04 | (306.68) |
| PRINCIPAL LOAN PAYMENTS | | (3075.22) | (3075.22) |
| TOTAL | | (1084.18) | (3381.90) |