



ABILENE CITY COMMISSION - REGULAR MEETING AGENDA  
ABILENE PUBLIC LIBRARY, 209 NW FOURTH STREET  
September 14, 2020 - 4:00 pm

**DUE TO COVID-19 AND SOCIAL DISTANCING WE ARE ENCOURAGING VIEWING ALL MEETINGS VIRTUALLY ON THE LIVE STREAMED CITY OF ABILENE'S YOUTUBE PAGE AT [https://www.youtube.com/channel/UCNURrU0ueP6\\_dRpHYu1wJEg](https://www.youtube.com/channel/UCNURrU0ueP6_dRpHYu1wJEg)**

1. Call to Order
2. Roll Call: \_\_\_\_\_ Ostermann \_\_\_\_\_ Rein \_\_\_\_\_ Marshall \_\_\_\_\_ Shafer \_\_\_\_\_ Witt
3. Pledge of Allegiance

Consent Agenda (*Consent Agenda items will be acted upon by one motion unless a majority of the City Commission votes to remove an item for discussion and separate action.*)

4. Agenda approval for the September 14, 2020 City Commission meeting.
5. Meeting minutes: August 24, 2020 regular meeting.

Public Comments and Communications

6. Persons who wish to address the City Commission may do so when called upon by the Mayor.

Old and New Business

7. Consider approval of an application for funding to the Kansas Housing Resources corporation for moderate income housing.
8. Consider a letter of support from the City of Abilene for Prairie Fire Development Group housing application.
9. Consider Resolution number 091420-1, **A RESOLUTION IN SUPPORT OF AN APPLICATION FOR FUNDING THROUGH THE MODERATE INCOME HOUSING PROGRAM OFFERED THROUGH THE KANSAS HOUSING RESOURCES CORPORATION TO BE UTILIZED FOR THE DEVELOPMENT OF MODERATE INCOME RENTAL HOUSING IN ABILENE, KANSAS.**
10. Executive session: I move the city commission recess into executive session for \_\_\_\_ minutes to review and evaluate the city manager's performance, based upon the need to discuss personnel matters of non-elected personnel pursuant to K.S.A. 75-4319(b)(1). The open meeting will resume in this room at \_\_\_\_\_ p.m.

Reports

11. City Manager reports.



### Adjournment

- 12.** Consider a motion to adjourn the September 14, 2020 City Commission meeting.

### Future Meeting Reminders:

- Study session meeting, September 21 at 4 pm
- City Commission meeting, September 28 at 4pm



**Abilene City Commission Meeting Minutes**  
**Abilene Public Library – 209 NW Fourth Street**  
**August 24, 2020 @ 4:00 p.m.**  
**Abilene, Kansas**

**1. Call to Order**

**2. Roll Call** – City Commission Present: Mayor Ostermann, Commissioners Rein, Marshall, Shafer and Witt. Staff Present: City Manager Foltz, Deputy City Clerk Mohr, City Attorney Martin, Finance Director Rothchild, Convention and Visitors Bureau Director Roller-Weeks, Public Works Director Schrader, and Engineer Consultant Mark Bachamp.

**3. Pledge of Allegiance**

**Consent Agenda**

**4. Agenda Approval for the August 24, 2020 City Commission Meeting**

**5. Meeting minutes: August 10, 2020 Regular Meeting**

Motion by Commissioner Marshall, seconded by Commissioner Shafer to approve the Consent Agenda as presented. Roll call vote: Rein NO, Marshall NO, Shafer NO, Witt NO, Ostermann NO. Motion failed 0-5.

Motion by Commissioner Rein, seconded by Commissioner Marshall to approve the Consent Agenda with the addition of item 10a, Legal Executive Session. Roll call vote: Marshall YES, Shafer YES, Witt YES, Ostermann YES, Rein YES. Motion carried unanimously 5-0.

**Public Comments and Communications**

**6.** Persons who wish to address the City Commission may do so when called upon by the Mayor.

There were no public comments or communications.

**Old and New Business**

**7. Well #23 Master Agreement and work order.**

Public Works Director Schrader presented information regarding the Master Agreement and Work Order for the continued development of Well #23.

Motion by Commissioner Witt, seconded by Commissioner Rein to approve the Well #23 Master Agreement and Work Order with Olsson and Associates. Roll call vote: Marshall YES, Shafer YES, Witt YES, Ostermann YES, Rein YES. Motion carried unanimously 5-0.

## **8. Water Model update.**

Mark Bachamp, Olsson & Associates, presented information regarding the Water Model.

## **9. Accept resignation from the Sister City Board from Norman Scott Anderson.**

Motion by Commissioner Marshall, seconded by Commissioner Witt to accept the resignation from Norman Scott Anderson from the Sister City Board due to health reasons. Roll call vote: Shafer YES, Witt YES, Ostermann YES, Rein YES, Marshall YES. Motion carried unanimously 5-0.

## **10. Accept Resignation from the Sister City Board from Claire Anderson.**

Motion by Commissioner Witt, seconded by Commissioner Shafer to accept the resignation from Claire Anderson from the Sister City Board. Roll call vote: Witt YES, Ostermann YES, Rein YES Marshall YES, Shafer YES. Motion carried unanimously 5-0.

**10a. Legal Executive Session:** Motion by Commissioner Rein, seconded by Commissioner Marshall to recess into Executive Session for 10 minutes to discuss with legal counsel a charge of employment discrimination against the City of Abilene that has been filed with the Kansas Human Rights Commission, based upon the need for consultation with an attorney for the public body which would be deemed privileged in the attorney-client relationship pursuant to K.S.A. 75-4319(b)(2). The open public meeting will resume in this room at 4:30 p.m. Roll call vote: Ostermann YES, Rein YES, Marshall YES, Shafer YES, Witt YES. Motion carried unanimously 5-0.

## **Reports**

### **14. City Manager reports**

We are pleased to announce the hiring of Anna Hatter as the City of Abilene's next Police Chief. After a nationwide search with 82 applications from 30 states, Anna quickly rose to the top of our list. After her interview, we knew she was the right person for the job.

Hatter is a 26-year-veteran of the Wichita Police Department. She quickly rose through the ranks before being appointed to deputy chief in May of 2019. She has a Bachelor of Science Degree in Organization Management and Leadership from Friends University and a Mini MPA in Executive Development from Wichita State University. Hatter did her homework with trips to Abilene to visit with residents and businesses about the community and police department prior to being interviewed. Anna wants to be in Abilene, she understands our community, and we will benefit from her years of experience.

During her tenure with the Wichita Police Department, Hatter has been assigned to Patrol East and Patrol North as a patrol officer, community policing officer and Special Community Action Team (SCAT) officer.

Hatter also worked as a School Liaison Officer and DARE Officer. As Detective, Hatter worked in the burglary section and sex crimes sections.

In 2007, Hatter was promoted to the rank of Sergeant, assigned to both the Patrol East and Patrol South Bureaus. As Lieutenant, she commanded the 4<sup>th</sup> Watch Patrol West section and Auto Theft section in Investigations before being promoted in 2016 to Captain. As Captain, Hatter was assigned to the WPD Records Bureau and was very instrumental in assisting the department in transitioning to a new Records Management System.

Hatter and her husband Chris have three children and seven grandchildren. The Hatter's will relocate to Abilene where she will begin her duties on October 1<sup>st</sup>.

With the two resignations on the Sister City Board, we are accepting applications.

On other City Boards, we have one opening on the Airport Advisory Board and one opening on the Planning Commission. Applications can be found on the City of Abilene website under Boards and Commissions. We should see movement at the 8<sup>th</sup> Street Project this week as curb and gutter begin to be placed with concrete work to follow.

The latest Census 2020 numbers for the State of Kansas 68%, Dickinson County 67.7% and the City of Abilene 71%. Thank you to all citizens who have completed the Census. If the Census Worker comes to your home, please take a few minutes to complete the questions. Thanks again for your participation in this necessary survey.

The work on the property at 413 NW 3<sup>rd</sup>, John's Upholstery, is nearly complete. There are a few things on the interior that still need completed. They should have all work completed by the deadline given, City Inspector Travis Steerman is following up on this. Substantial work has been done, so we will not have to move forward on the condemnation.

There will be no Study Session on August 31, 2020 as this is the 5<sup>th</sup> Monday of the month.

There will be no Study Session scheduled for Labor Day, Monday, September 7, 2020.

There is no City Commission meeting planned for September 14, 2020.

The next scheduled City Commission Study Session is scheduled for September 21, 2020. We will discuss projects such as the Street Maintenance Plan and the CIP, the water model, street assessment and drainage study. City staff has been working very hard.

Mayor Ostermann asked about the EMC and Critical drainage Ordinance not coming before the City Commission as scheduled.

City Manager Foltz responded that the Planning Commission did not have a quorum present when they voted on this. It will come before the City Commission on October 26<sup>th</sup>. We have a 45-day publication that we must adhere to.

### **Adjournment**

#### **15. Consideration of a motion to adjourn the August 24, 2020 City Commission meeting.**

Motion by Commissioner Marshall, seconded by Commissioner Rein to adjourn at 4:38 p.m. Roll call vote: Shafer YES, Witt YES, Ostermann YES, Rein YES, Marshall YES. Motion carried unanimously 5-0.

(Seal)

---

Chris Ostermann, Mayor

ATTEST:

---

Shayla L. Mohr  
Deputy City Clerk



**Instructions for the Moderate Income Housing (MIH) Application :** Kansas Housing Resources Corporation (KHRC) encourages this application to be submitted electronically to better facilitate data into a database for application evaluations. Please note that if this application is submitted as a hard copy, KHRC will enter the information into the database. KHRC cannot be responsible of errors when entering the hard copy application data. **To submit:** Please complete this application on excel and save as "MIH20-NameofApplicant-Application" and send as an email attachment to hhishmeh@kshousingcorp.org. Example 1: Anytown, USA would submit the application as "MIH20-Anytown-Application". If an applicant is submitting more than one application for a community, the file should have a number after "Application". Example 2: "MIH20-Anytown-Application1" and "MIH20-Anytown-Application2". Accompanying documents must be sent electronically as PDF documents. If the applicant would like to submit the application as a hard copy, email hhishmeh@kshousingcorp.org for more information.

### I. Applicant Information:

|                  |                          |        |                          |
|------------------|--------------------------|--------|--------------------------|
| Name(s):         | City of Abilene          |        |                          |
| Address:         | 419 N Broadway Avenue    |        |                          |
| City:            | Abilene                  | State: | KS                       |
| Zip:             | 67410                    |        |                          |
| Telephone:       | 785-263-2550             | Fax:   | 785-263-2552             |
| Primary Contact: | Jane Foltz, City Manager | Email: | jane@abilenecityhall.com |

*The primary contact person should be someone that is familiar with the development and application, and can answer questions that arise during the application review.*

|                                              |    |                                                        |    |                         |   |
|----------------------------------------------|----|--------------------------------------------------------|----|-------------------------|---|
| KS Senate District:                          | 24 | KS House District:                                     | 70 | Congressional District: | 1 |
| Have you previously applied for MIH funding? | No | <i>If no, skip to Section II.</i>                      |    |                         |   |
| What years did you apply?                    | NA |                                                        |    |                         |   |
| Did you receive funding?                     | No | If yes, please list amount of funding allocated: _____ |    |                         |   |

### II. Type of Development:

|                                                             |                                      |           |                 |
|-------------------------------------------------------------|--------------------------------------|-----------|-----------------|
| How many total units are in your development?               | 12                                   |           |                 |
| Total Units funded by MIH?                                  | 12                                   |           |                 |
| What is the type of the development?                        | <i>Please select all that apply.</i> |           |                 |
| Homeownership:                                              | Rental Housing:                      | X         | Infrastructure: |
| Single Family Rental:                                       | Multi-Family Rental:                 | Duplexes: | X               |
|                                                             |                                      | Other:    |                 |
| What is the anticipated start date of the development?      | 2/1/2021                             |           |                 |
| What is the anticipated completion date of the development? | 12/31/2021                           |           |                 |

### III. Funding Information:

|                                                                                                                       |                                      |            |
|-----------------------------------------------------------------------------------------------------------------------|--------------------------------------|------------|
| What is the amount of funding being requested?                                                                        | \$                                   | 400,000.00 |
| How will the funds be used?                                                                                           | <i>Please select all that apply.</i> |            |
| Cost of Infrastructure:                                                                                               | Gap Financing:                       | X          |
| Down payment:                                                                                                         |                                      |            |
| If other, please describe: _____                                                                                      |                                      |            |
| If applying for infrastructure funding, has the applicant considered a Rural Housing Incentive District (RHID)? _____ |                                      |            |
| If not, why not? _____                                                                                                |                                      |            |
| Narrative: <i>Please attach a narrative that describe in detail how the funds will be used. Limit 500 words.</i>      |                                      |            |

#### IV. Partnership Information

|                                                                  |                                            |                 |                         |
|------------------------------------------------------------------|--------------------------------------------|-----------------|-------------------------|
| Name:                                                            | Abilene MIH, LLC (To Be Formed Upon Award) | Federal ID No.: | To Be Formed upon Award |
| <i>Identify the ownership structure if it is rental housing.</i> |                                            |                 |                         |
| <b>General Partner/Managing Member/or Principal(s) Involved:</b> |                                            |                 |                         |
| Name:                                                            | Prairie Fire Development Group, LLC        | Phone:          | 816-686-2416            |
| Ownership:                                                       |                                            |                 | 100.00%                 |
| Name:                                                            |                                            | Phone:          |                         |
| Ownership:                                                       |                                            |                 |                         |
| Name:                                                            |                                            | Phone:          |                         |
| Ownership:                                                       |                                            |                 |                         |

#### V. Development Team Information

|                                                                                                       |                                            |                   |                       |
|-------------------------------------------------------------------------------------------------------|--------------------------------------------|-------------------|-----------------------|
| <i>Provide the following information if applicable and attach resume for each team member listed.</i> |                                            |                   |                       |
| Name of Developer:                                                                                    | Prairie Fire Development Group, LLC (PFDG) | Phone:            | 816-686-2416          |
| Address:                                                                                              | 770 E 5th Street                           | City, State, Zip: | Kansas City, MO 64106 |
| Name of Principal:                                                                                    | Kelley Hrabe                               | Phone:            | 816-686-2416          |
| Address:                                                                                              | 416 W 62nd Street                          | City, State, Zip: | Kansas City, MO 64106 |
| Name of Contractor:                                                                                   | Prairie Fire Construction Group            | Phone:            | 913-208-3425          |
| Address:                                                                                              | 22 E Rockwood Drive                        | City, State, Zip: | Ottawa, KS 66067      |
| Name of Management Company:                                                                           | Seldin Company                             | Phone:            | 402-934-6112          |
| Address:                                                                                              | 16910 Frances Street, Suite 100            | City, State, Zip: | Omaha, NE 68130       |
| Name of Consultant:                                                                                   | NA                                         | Phone:            |                       |
| Address:                                                                                              |                                            | City, State, Zip: |                       |
| Name of Architect:                                                                                    | Odimo                                      | Phone:            | 816-708-1500          |
| Address:                                                                                              | 701 E 63rd Street                          | City, State, Zip: | Kansas City, MO 64110 |

Have any members of the development team previously received MIH funding? Yes  
 If yes, please list the name of member and year funded. PFDG - 2016 and 2018

**Disclosure of Relationship :** Applicants must disclose any current or former KHRC employees acting as a consultant or interested party. Current KHRC employees cannot receive a financial gain from the funding of a project received through KHRC for a period of two years after his/her employment ends.

Are any of the above parties or additional interested parties a current or former employee of KHRC? No  
 If yes, who? \_\_\_\_\_  
 If yes, please describe their involvement in the project: \_\_\_\_\_

*By completing this application, the applicant is agreeing to KHRC's Disclosure of Relationship clause and must comply by verifying the project does not create financial gain for the current KHRC employee. The applicant should submit the proper information when requesting disbursement of funds to show compliance.*

#### VI. Additional Development Information:

|                                  |                                      |                          |                                                      |                               |
|----------------------------------|--------------------------------------|--------------------------|------------------------------------------------------|-------------------------------|
| Construction Type:               | <i>Please select all that apply.</i> |                          |                                                      |                               |
| New Construction:                | <input checked="" type="checkbox"/>  | Historic Rehabilitation: | <input type="checkbox"/>                             | Acquisition & Rehabilitation: |
| Rehabilitation:                  | <input type="checkbox"/>             | Infrastructure:          | <input type="checkbox"/>                             | Homeowner Assistance:         |
| If other, please describe: _____ |                                      |                          |                                                      |                               |
| Project Type:                    | <i>Please select all that apply.</i> |                          |                                                      |                               |
| Row House/Townhouse:             | <input type="checkbox"/>             | Detached Single Family:  | <input type="checkbox"/>                             | Detached Multi-Family:        |
| Garden Apartments:               | <input type="checkbox"/>             | Elevator:                | <input type="checkbox"/>                             | Stories:                      |
| Crawl Space:                     | <input type="checkbox"/>             | Partial Basement:        | <input type="checkbox"/>                             | Full Basement:                |
| If other, please describe:       | Duplexes                             |                          |                                                      |                               |
| Total Development Costs:         | \$                                   | 1,985,100.00             | Prefilled from Total Development Costs in Section X. |                               |

Are all the utilities presently available to the site? Yes

*The following information must be included with application. Select "yes" when attached. Not applicable for down payment assistance.*

|                        |     |
|------------------------|-----|
| Proof of Site Control: | Yes |
|------------------------|-----|

Proper Zoning or Application for Proper Zoning: Yes

Sketch Plan: Yes

Legal Description of Site: Yes

Will the development provide a ERI rating of 75 or less? Yes

Will the development exceed 2012 IECC? Yes

## VII. Source of Funds (Construction & Permanent Financing):

**Construction:** List individually the source of construction financing.

*Please attach proof of funding source with the application.*

|                  |                                 |                  |             |
|------------------|---------------------------------|------------------|-------------|
| Source of Funds: | Legacy Bank - Construction Loan | Amount of Funds: | \$1,985,100 |
|------------------|---------------------------------|------------------|-------------|

|               |             |        |              |
|---------------|-------------|--------|--------------|
| Contact Name: | Kylee Brown | Phone: | 417.753.4343 |
|---------------|-------------|--------|--------------|

|                  |                  |
|------------------|------------------|
| Source of Funds: | Amount of Funds: |
|------------------|------------------|

Contact Name: \_\_\_\_\_ Phone: \_\_\_\_\_

| Source of Funds: | Amount of Funds: |
|------------------|------------------|
|                  |                  |

Contact Name: \_\_\_\_\_ Phone: \_\_\_\_\_

| Source of Funds: | Amount of Funds: |
|------------------|------------------|
|                  |                  |

Contact Name: \_\_\_\_\_ Phone: \_\_\_\_\_

[illegible]

Contact Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Total Construction Funds: \$ 1,985,100.00

**Permanent Financing:** List total source of funds for the development at closing. Do not include construction finance.

*Please attach proof of funding source with the application.*

| Name of Lender or Source of Funds: | Amount of Funds: | Annual Debt Service: | Interest Rate of Loan Period: | Amortization Period: | Term of Loan: |
|------------------------------------|------------------|----------------------|-------------------------------|----------------------|---------------|
| Legacy Bank                        | \$ 1,585,100.00  | \$ 99,052.00         | 0.0525                        | 35                   | 6             |
| KHRC/MIH                           | \$ 400,000.00    |                      |                               |                      |               |
|                                    |                  |                      |                               |                      |               |
|                                    |                  |                      |                               |                      |               |

|                                                                    |           |                     |
|--------------------------------------------------------------------|-----------|---------------------|
| <b>Total Permanent Funds (Must equal total development costs):</b> | <b>\$</b> | <b>1,985,100.00</b> |
|--------------------------------------------------------------------|-----------|---------------------|

|                                   |           |                  |
|-----------------------------------|-----------|------------------|
| <b>Total Annual Debt Service:</b> | <b>\$</b> | <b>99,052.00</b> |
|-----------------------------------|-----------|------------------|

## VIII. Leveraging:

Show all funding leveraged by MIH funds.

Loans: Capital Magnate Loan (CDFI Below Market Rate Interest Perm Loan) -

City/County Funds: NA

|                          |    |
|--------------------------|----|
| Tax Rebates through NRP: | NA |
|--------------------------|----|

|                               |    |
|-------------------------------|----|
| Other State or Federal Funds: | NA |
|-------------------------------|----|

Other Funds (i.e., Employer Contributions, Private Investments, etc.): *Please describe below.*

Type: \_\_\_\_\_ Amount: \_\_\_\_\_

Type: \_\_\_\_\_ Amount: \_\_\_\_\_

Type: \_\_\_\_\_ Amount: \_\_\_\_\_

|             |               |
|-------------|---------------|
| Type: _____ | Amount: _____ |
| Type: _____ | Amount: _____ |
| Type: _____ | Amount: _____ |
| Type: _____ | Amount: _____ |

### IX. Projected Income:

| Rental     |              |                        |                          |                      |                       |
|------------|--------------|------------------------|--------------------------|----------------------|-----------------------|
| Unit Type: | No. of Units | Monthly Rent Per Unit: | Total Tennant Paid Rent: | Gross Rent Per Unit: | Square Feet Per Unit: |
| 2 BR       | 12           | \$ 1,100.00            | \$ 1,100.00              | \$ 1,100.00          | 1200                  |
| BR         |              |                        |                          |                      |                       |
| BR         |              |                        |                          |                      |                       |
| BR         |              |                        |                          |                      |                       |

|                                          |                                       |                                |               |
|------------------------------------------|---------------------------------------|--------------------------------|---------------|
| Total No. of Units:                      | 12                                    | Total monthly rental income:   | \$ 13,200.00  |
| Other Income Type:                       | Late fees, app fees, security deposit | Other Income Amount:           | \$ 240.00     |
| Less Vacancy Allowance:                  | 7.00%                                 | Total Less Vacancy Allow:      | \$ (940.80)   |
| What is the estimated annual percentage? | 3.00%                                 | Total Monthly Income:          | \$ 12,499.20  |
| Increase in projected income:            | 3%                                    | Multiplied by 12 (Annualized): | \$ 149,990.40 |

**Total: \$ 149,990.40**

### Homeownership

|                       |  |
|-----------------------|--|
| Down payment Cost:    |  |
| Estimated Sale Price: |  |
| Monthly Housing Cost: |  |
| Mortgage:             |  |
| Utilities:            |  |
| Monthly Interest:     |  |

### X. Annual Expense Information:

*Not applicable for homeownership proposals.*

| Administrative    |             | Operating                  |             | Maintenance    |             |
|-------------------|-------------|----------------------------|-------------|----------------|-------------|
| Advertising       | \$ 2,000.00 | Elevator                   |             | Decorating     |             |
| Management        | \$ 6,000    | Fuel (Heating & Hot Water) |             | Repairs        | \$ 3,000.00 |
| Legal/Partnership |             | Lighting & Misc. Power     |             | Exterminating  | \$ 1,000.00 |
| Accounting/Audit  | \$ 950.00   | Gas                        |             | Ground Expense | \$ 3,000.00 |
| Other             |             | Trash Removal              | \$ 3,000.00 | Other          | \$ 6,000.00 |
| Other             |             | Payroll, including taxes   |             | Other          | \$ 1,600.00 |
| Other             |             | Insurance                  | \$ 6,000.00 | Other          |             |

**Total Admin. Cost: \$ 8,950.00 Total Operating Cost: \$ 9,000.00 Total Maint. Cost: #####**

|                                                      |                     |
|------------------------------------------------------|---------------------|
| Total Real Estate Taxes:                             | \$ 6,000.00         |
| Annual Replacement Reserve for Units:                | \$ 2,000.00         |
| Estimated Percentage of Increase in Annual Expenses: | 3%                  |
| <b>Total Annual Operating Expense:</b>               | <b>\$ 32,550.00</b> |

**Development Cost: List total Development Costs.**

*Not applicable for down payment only proposals.*

| Itemized Cost                                    | Development Cost       |
|--------------------------------------------------|------------------------|
| <b>To Purchase Land and Buildings:</b>           |                        |
| Land                                             | \$ 240,000.00          |
| Existing Structures                              | \$ -                   |
| Demolition                                       | \$ -                   |
| Other (specify)                                  | \$ 3,600.00            |
| <b>Total</b>                                     | <b>\$ 243,600.00</b>   |
| <b>For Site Work:</b>                            |                        |
| Site Work                                        | \$ 75,000.00           |
| Off-Site Improvement                             | \$ -                   |
| <b>Total</b>                                     | <b>\$ 75,000.00</b>    |
| <b>For Rehabilitation &amp; New Construction</b> |                        |
| New Building                                     | \$ 1,325,000.00        |
| Rehabilitation                                   | \$ -                   |
| Accessory Building                               | \$ -                   |
| General Requirements                             | \$ 50,000.00           |
| Contractor Overhead                              | \$ -                   |
| Contractor Profit                                | \$ 50,000.00           |
| Building Permit Fee                              | \$ 15,000.00           |
| <b>Total</b>                                     | <b>\$ 1,440,000.00</b> |
| <b>For Contingency:</b>                          |                        |
| Construction Contingency                         | \$ 70,000.00           |
| Other (specify)                                  | \$ -                   |
| <b>Total</b>                                     | <b>\$ 70,000.00</b>    |
| <b>For Architectural &amp; Engineering Fees:</b> |                        |
| Architect Fee - Design                           | \$ -                   |
| Architect Fee - Supervision                      | \$ 3,000.00            |
| Real Estate Attorney                             | \$ 2,500.00            |
| Consultant or Processing Agent                   |                        |
| Property/Survey Fee                              | \$ 6,000.00            |
| Engineering Fees                                 | \$ 20,000.00           |
| Other (specify)                                  | \$ -                   |
| Other (specify)                                  | \$ -                   |
| <b>Total</b>                                     | <b>\$ 31,500.00</b>    |
| <b>For Interim Costs:</b>                        |                        |
| Construction Insurance                           | \$ 6,000.00            |
| Construction Interest                            | \$ 60,000.00           |
| Construction Loan Origination Fee                | \$ 19,000.00           |
| Construction Loan Credit Enhancement             | \$ -                   |
| Taxes                                            | \$ 3,000.00            |
| <b>Total</b>                                     | <b>\$ 88,000.00</b>    |
| <b>For Financing Fees and Expenses</b>           |                        |
| Bond Premium                                     | \$ -                   |
| Credit Report                                    | \$ -                   |
| Permanent Loan Origination Fee                   | \$ 20,000.00           |
| Permanent Loan Credit Enhancement                | \$ -                   |
| Cost of Iss./Underwrites Discount                | \$ -                   |
| Title and Recording                              | \$ 2,500.00            |
| Counsel's Fee                                    | \$ -                   |
| Cost Certification Fee                           | \$ 2,500.00            |
| Other (specify)                                  | \$ -                   |
| <b>Total</b>                                     | <b>\$ 25,000.00</b>    |

|                                               |                        |
|-----------------------------------------------|------------------------|
| For Soft Costs:                               |                        |
| Property Appraisal (Feasibility) Market Study | \$ 7,500.00            |
| Environmental Report                          | \$ 1,500.00            |
| Rent-Up Consultants Other                     | \$ -                   |
| <b>Total</b>                                  | <b>\$ 9,000.00</b>     |
| For Developer's Fees                          |                        |
| Developer's Overhead                          | \$ -                   |
| Developer's Fees                              | \$ -                   |
| Other (specify)                               | \$ -                   |
| <b>Total</b>                                  | <b>\$ -</b>            |
| For Development Reserves:                     |                        |
| Rent-Up Reserve Operating Reserve Other       | \$ 3,000.00            |
| Other (specify)                               | \$ -                   |
| <b>Total</b>                                  | <b>\$ 3,000.00</b>     |
|                                               |                        |
| <b>Total Development Costs</b>                | <b>\$ 1,985,100.00</b> |

## XII. Job Creation and Economic Development

*Please provide documentation to support each answer unless marked unknown.*

**Number of jobs created in the last two years:** 323

*Submit letters from employers that have created the jobs as verification.*

Narrative: We are aware and have confirmed 323 jobs have been created by employers in Abilene over the past two years with two of our major employers, Great Plains Manufacturing creating 165 of those jobs and Memorial Health Systems creating an additional 9 of those jobs. Love's Travel Stops opened a new location in 2019 and has created 60 new jobs and 24/7 Travel Stores also built a new location in 2019 and has created an additional 36 new jobs. The remaining 53 jobs created are all less than 5 new employees per company.

**Number of jobs expected to be created in the next two years:** 170

*Submit letters from employers that will create the jobs as verification.*

Narrative: We are aware that Great Plains Manufacturing anticipates creating an additional 65 new jobs. Additionally, we are aware that Memorial Health Systems anticipates creating an additional 5 new jobs. We have also heard that it is possible that Russell Stover Chocolates may add around 100 new jobs to their Abilene location as a part of closing several plants in other states but have yet to get confirmation from the company on the actual anticipated new jobs that may be added in Abilene.

**Number of jobs available but not filled due to a lack of housing:** \_\_\_\_\_

*Submit letters from employers that have unfilled openings as verification.*

Narrative: Unknown

**Number of employees living in the community but in substandard or inadequate housing:** \_\_\_\_\_

*Submit letters from employers that have created the jobs as verification.*

Narrative: Unknown

Number of employees not living in the community due to lack of adequate housing: \_\_\_\_\_

Submit letters from employers that have created the jobs as verification.

Narrative: Unknown

|                                                                                                                                  |               |
|----------------------------------------------------------------------------------------------------------------------------------|---------------|
| The applicant hereby makes application to Kansas Housing Resources Corporation for the Moderate Income Housing in the amount of: | \$ 400,000.00 |
|----------------------------------------------------------------------------------------------------------------------------------|---------------|

*The Applicant agrees that KHRC shall not be held responsible or liable for representations made to the undersigned, or its investors, relating to the KHRC MIH. Therefore, the undersigned Applicant assumes all the risk of damages, losses, costs, and expenses related thereto, and further agrees to indemnify and hold harmless KHRC against any and all claims, suits, losses, damages, costs, and expenses of any kind and of any nature, that KHRC may hereinafter suffer, incur or pay arising out of the use of the information concerning the MIH on the above referenced development.*

\_\_\_\_\_  
Applicant Name (Print)

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

## FUNDING INFORMATION – NARRATIVE

With the assistance of our partners at the Dickinson County Economic Development Corporation (DKEDC), we have learned that our expanding businesses are having an issue with recruiting new employees due to a lack of affordable housing. Approximately 5% of our housing units lack complete kitchen or plumbing facilities. 71% of our housing units were built before 1960, with the median age of housing being 1955. 12% of our households spend more than 30% of their income on their mortgage, and 42% of households spend more than 30% of their income on housing costs. Over 38% of homes for sale in Abilene are priced over \$150,000, with 10% being over \$300,000, yet the median home value is \$106,900. 58% of available rentals rent for over \$600 per month, while 80% of occupied rental units rent for under \$600 per month. Finally, the County Appraiser classifies over 20% of the housing units in below-average condition.

The City's Land Bank owns property in the Highlands addition that includes 117 improved lots, 170 unimproved platted lots, and 32.5 acres of unplatted-unimproved land, which represents 84.66% of the platted housing lots and 63.85% of the residential zoned unplatted land available. The lots have been available for over ten years but have not seen any units built beside the duplex the original developers built. Since 2018, there have been five building permits issued for new residential units. During this same time, there have been over 300 new jobs created, and we expect that an additional 170 new jobs will be created over the next two years. However, our employers say having affordable housing available will be vital to being able to fill those new jobs.

The wages of our workforce continue to be lower than our surrounding counties, which further emphasizes the need for more moderate-income housing. Comments from our major employers support the need for more moderate-income housing as they have said they have employees that are choosing to live in other communities and drive to work because they can not find appropriate housing in Abilene. Our workplace commuting pattern shows that 21% of our workforce commutes from outside of Dickinson County, and 24.5% of that workforce is commuting more than 15 miles to work.

Abilene is a community that has tourism as one of its largest economic drivers, with over 250,000 tourists coming to the City annually. The retail industry, because of its typically lower wage base, also needs affordable housing for its employees. Abilene has 70 retail establishments that employ 703 individuals with an annual payroll of \$16,955,000, which is an average yearly wage of \$24,118 per employee. Many of these employees are the renters of the units with lower monthly rent rates.

The City recognizes the need for additional housing options for its citizens, both present and future. We are looking to begin addressing that need with our partnership with the Prairie Fire Development Group and their plans for new moderate-income housing units in the Highlands housing development.

Prairie Fire Development Group, LLC  
June 22, 2020  
Page 1

Prairie Fire Development Group, LLC  
770 E 5<sup>th</sup> Street  
Kansas City, Missouri 64106

June 22, 2020

Jane Foltz, City Manager  
City of Abilene, Kansas  
419 N. Broadway Ave.  
P.O. Box 519  
Abilene, KS 67410

Re: **Letter of Intent for Purchase and Sale of Real Estate to Develop  
Workforce Housing**

To Whom It May Concern,

This letter sets forth the terms upon which Prairie Fire Development Group, LLC, or its assigns ("**PFDG**"), proposes to purchase from the City of Abilene Land Bank, a Kansas Incorporated Municipality or its assigns ("**Seller**"), that certain real estate generally located in Exhibit A, Abilene, Kansas and all improvements located thereon (the "**Property**").

This letter (except for Sections 3 and 4 hereof) is not a binding obligation. The transaction contemplated hereby is subject to satisfactory completion of PFDG's due diligence review of the Property; construction and permanent loan financing; and the execution and delivery of a definitive Real Estate Purchase and Sale Agreement (the "**Contract**") and Development Agreement (the "**Agreement**") by and among the parties with respect to the transaction contemplated in this letter.

1. The Contract shall include customary representations, warranties, covenants, terms and conditions typically required by purchasers and sellers of real property similar to the Property, provided however, the Property is being sold in its "As Is" condition, and shall also include, among other things, those terms described on **Exhibit "A"** attached hereto and incorporated herein (the "**Term Sheet**").

2. PFDG and their representatives will have access to the Property and, promptly upon request, Seller will furnish to PFDG any title policies and other evidence of title as Seller may have with respect to the Property, together with any environmental investigations and such other information with respect to the Property as Seller may have. PFDG also shall have the right to enter upon the Property and conduct such studies and inspections, including engineering studies, soil tests, environmental investigations and surveys, as PFDG deems appropriate. All such access, investigations, contacts and inspections to be conducted by PFDG and its representatives shall be conducted in consultation with Seller and in such a manner as not to interfere unduly with the normal conduct of Seller's business.

3. The Agreement shall be negotiated between the City and PFDG based on the proposal sent to City via email on 5/29/20. See Exhibit B.

4. In consideration of the substantial expenditures of time, effort and expense to be undertaken by PFDG in connection with the preparation and execution of the Contract, the Agreement, and the various investigations and reviews referred to above, Seller agrees that it will not, between the date of execution of this Letter of Intent and the earlier of: (i) December 1<sup>st</sup>, 2020 or (ii) the date of the execution of the Contract and Agreement by PFDG and Seller, engage in negotiations with any persons or entities other than PFDG relating to the sale, purchase or lease and development of the Property as it relates to financing provided by Kansas Housing Resources Corporation ("KHRC"). For this consideration, the City of Abilene Land Bank will be paid a non-refundable exclusivity option of \$2,500.

5. This letter shall be governed by and construed in accordance with the laws of the State of Kansas, without respect to its conflicts of laws principles. This letter may be executed in counterparts, each one of which is a separate document but all of which together constitute the same instrument.

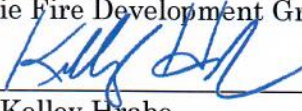
6. This Letter of Intent may be terminated at any time prior to the execution of the Contract without any obligation or liability, by either party to this Letter of Intent giving written notice to the other party in the event the party giving such notice decides for any reason not to proceed with the transactions herein contemplated. If not terminated earlier pursuant to the preceding sentence or by execution of the Contract, this Letter of Intent shall terminate on December 1<sup>st</sup>, 2020.

Prairie Fire Development Group, LLC  
June 22, 2020  
Page 3

If the foregoing meets with your approval, please execute the enclosed duplicate copy of this letter. Upon execution by PFDG and return to Seller, this letter shall constitute an agreement between the parties in accordance with the terms and provisions set forth above and Seller shall begin preparation of a draft Contract for the parties' consideration.

Very truly yours,

Prairie Fire Development Group, LLC

By:   
Kelley Hrabe  
Owner and Principal

Agreed to and accepted this  
22<sup>nd</sup> day of June, 2020.

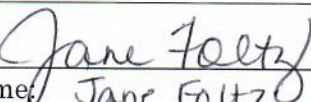
By:   
Name: Jane Foltz  
Title: City Manager

EXHIBIT "A" – LOCATION



Dickinson County  
Economic Development Corporation  
P.O. Box 462  
203 NW 15<sup>th</sup> St.  
Abilene, KS 67410  
785-200-3518  
785-200-3820 Fax

---

August 31, 2020

Kelley Hrabe  
Prairie Fire Development Group, LLC  
770 E. 5<sup>th</sup> St.  
Kansas City, MO 64106

Dear Mr. Hrabe:

Regarding the City of Abilene, Kansas application for Moderate Income Housing funding through the Kansas Housing Resources Corporation for the proposed housing development in the West Highlands Addition, the legal description for the discussed development would be:

"West Highlands Addition, Block 2, Lots 28-32, Block 3, Lots 1-5, and Block 8, Lots 1 and 2 of the City of Abilene, Kansas".

This legal description would need to be updated based on a survey of the proposed development site plan if the project were to be funded and building permits were to be pulled.

Sincerely,

Chuck Scott  
Executive Director



August 25, 2020

Mr. Chuck Scott  
Dickinson County Economic Development Corp.  
203 NW 15<sup>th</sup> Street  
PO Box 462  
Abilene, Kansas 67410

Re: Workforce Housing Development

Dear Mr. Scott:

We understand that through the City of Abilene and Prairie Fire Development Group, LLC that you are working on an application to the Kansas Housing Resources Corporation (KHRC) for the 2020 Moderate Income Housing (MIH) funding program. Russell Stover Chocolates supports efforts to address workforce housing in this community for the following reasons.

- We are one of the largest employers in Abilene, Dickinson County with many career opportunities. Lack of housing makes it difficult to recruit into the community.
- We currently have 597 employees with over 100 open positions.
- We added 23 positions in 2020 and are planning to expand in 2021 with another 120 positions.

Russell Stover Chocolates supports the much needed moderate housing program in the City of Abilene.

Sincerely,

Janelle Rogers  
Human Resources Manager



**Corporate Office:**

Great Plains Mfg., Inc.  
1525 E. North St.  
P.O. Box 5060  
Salina, Kansas, USA  
67402-5060

**Phone:**

785-823-3276

**FAX:**

785-822-5619

**Internet:**

[www.greatplainsmfg.com](http://www.greatplainsmfg.com)  
[www.greatplainsag.com](http://www.greatplainsag.com)  
[www.landpride.com](http://www.landpride.com)  
[www.greatplainsint.com](http://www.greatplainsint.com)  
[www.gptrucking.com](http://www.gptrucking.com)  
[www.gpacfinance.com](http://www.gpacfinance.com)

August 19, 2020

Chuck Scott  
Executive Director  
Dickinson County Economic Development Corp  
203 NW 15<sup>th</sup> Street  
Abilene, KS 67410

Dear Mr. Scott

Thank you for soliciting my input on the housing needs in Abilene and the impact it is having on our recruitment efforts. We have two plants in Abilene and continue to grow their workforces. Our original Land Pride plant have 250 employees and our new plant currently has about 35 employees and needs to grow to 100 employees in the near future. We currently have 30 open positions which we are recruiting to fill in Abilene. It has been a struggle to attract candidates for our Abilene positions. We have filled our positions in the surrounding communities and need support to fill our 30 Abilene openings.

Housing continues to be a challenge when we hire out of town employees for our plants. Frequently they live in a hotel for months before an apartment or home becomes available. It is stressful to not have immediate housing options when a new hire is learning a new community and job.

Great Plains has created 59 new positions in 2018; 53 new positions in 2019; and 53 new positions year to date in 2020. We anticipate continued growth through the next several years. We need the housing to support our growing workforce in Abilene. We have started hiring employees who live in Salina and are willing to drive to Abilene to fill our opening positions.

Most of our employees would qualify for Moderate Income Housing and expanding those options would benefit our current workforce as well as attract new employees to Abilene. Great Plains Manufacturing supports the Abilene community and appreciates the Dickinson County Economic Development Corporation's efforts to provide affordable housing for its citizens.

Sincerely,

Amy Leavy  
Human Resources Director

**Great Plains Ag Division**

**Administrative Offices:**  
Salina, Kansas

**Product Development:**  
Assaria, Kansas

**Land Pride Division**

**Administrative Offices:**  
Salina, Kansas

**Product Development:**  
Salina, Kansas

**Great Plains  
International**

**Administrative Offices:**  
Salina, Kansas

**Manufacturing Facilities**

Abilene, Kansas  
Ellsworth, Kansas  
Enterprise, Kansas  
Kipp, Kansas  
Lucas, Kansas  
Salina, Kansas  
Tipton, Kansas

**Great Plains Trucking**

Salina, Kansas

**G.P.A.C.**

Great Plains Acceptance  
Corporation  
Salina, Kansas

**A Kubota Company**



# Memorial Health System

*Caring For You*

Commitment Quality Community

Harold Courtois, CEO

511 NE 10th

Abilene, KS 67410

hcourtois@mhsks.org

785.263.6610

Fax: 785.263.6622

August 24, 2020

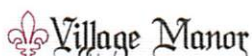
Chuck Scott, MBA, EDPF, Executive Director  
Dickinson County Economic Development Corp.  
203 NW 15th Street  
PO Box 462  
Abilene, KS 67410

Dear Chuck,

Our workforce is growing and the availability of adequate housing is sorely lacking in Abilene. In the past two years we have added at least nine positions including an OB/Nurse Coordinator, nurse on inpatient for days, biller/coder in the rural health clinic, medical assistant in the rural health clinic, Infection Prevention nurse at Village Manor, one lab person and one physical therapist. Several of these have complained about lack of adequate housing for professionals in Abilene.

In the next two years we expect to hire another mid-level provider in the rural health clinic, a new surgeon, a nurse to work with the new surgeon, a new physician, and a new nurse in the rural health clinic.

We have had one lab applicant that did not accept the position due to lack of adequate housing and the new surgeon is having to build a house because he could not find adequate housing for him and his family. This is quickly becoming a problem for Memorial Health System and I cannot imagine it is not a problem for other businesses in Abilene.



I am not sure about the number of employees who have accepted jobs that are living in what they consider inadequate or substandard housing but there has to be some. There are a few employees living outside of Abilene because they could not find adequate housing. Some live in Salina, Junction City, Manhattan and at least a couple of them in Chapman.

Thank you in helping us to get some adequate housing in Abilene.

Sincerely,

A handwritten signature in black ink, appearing to read "H. Harold Courtois". The signature is stylized with a large, sweeping initial "H" and a cursive script for the rest of the name.

Harold Courtois, CEO



Dickinson County  
Economic Development Corporation  
P.O. Box 462  
203 NW 15<sup>th</sup> St.  
Abilene, KS 67410  
785-200-3518  
785-200-3820 Fax

---

August 31, 2020

Haley Hishmeh  
Housing Development Coordinator  
Kansas Housing Resources Corporation  
611 S. Kansas Avenue, Suite 300  
Topeka, KS 66603

Dear Ms. Hishmeh:

We are writing in support of a proposed moderate-income housing (MIH) development in the West Highlands Addition of the City of Abilene, Kansas, by the City of Abilene and Prairie Fire Development Group, LLC. We heard from our major employers in 2018 as they were expanding that moderate-income housing was an issue and was causing them problems in recruiting new employees to our area.

In 2018, we engaged RDG Planning & Design to perform an initial housing assessment for Dickinson County and our larger cities in the county. That assessment, which was presented publicly on May 23, 2019, established a need for over 88 new units of housing without including any projections for the new job creation that was occurring. During this same time, we were working with the City of Abilene on how to utilize the Highlands Addition housing development as they had little to no activity there since 2009.

As noted in the City of Abilene MIH application, there have been over 323 new jobs created in the past two years, with an additional 170 new jobs to be created in the next two years. During this same time, there have been only five new housing units built.

We support the efforts of the City of Abilene, Kansas, and Prairie Fire Development Group, LLC, to address the housing shortage that exists and appreciate their efforts to provide affordable housing for the citizens of Abilene.

Sincerely,

Chuck Scott  
Executive Director



**City of Abilene**  
**Eisenhower Municipal Building**  
**419 N. Broadway • PO Box 519**  
**Abilene, KS 67410**

**Voice: (785) 263-2550**  
**Fax: (785) 263-2552**  
**[www.abilenecityhall.com](http://www.abilenecityhall.com)**

September 14, 2020

Haley Hishmeh  
Housing Development Coordinator  
Kansas Housing Resources Center  
611 S. Kansas Ave.  
Suite 300  
Topeka, KS 66603  
RE: MIH20-Abilene-Application

On behalf of the City of Abilene Kansas, I provide this letter in support of the Prairie Fire Development Group, who are applying to bring moderate income housing to our community.

The City Commission authorized the City Manager to sign a letter of intent on June 22, 2020 for the Prairie Fire Development Group.

The property known as Highlands West is zoned R3. This property is zoned for the proposed use by Prairie Fire Development Group.

The general legal description of Highlands West is as follows:

Block 1-West Highlands, S07, T13, R02, BLOCK 1, Lot 7 - 28, INC TRACT A, LESS R/W.  
Block 2-West Highlands, S07, T13, R02, BLOCK 2, Lot 1 - 32, INC TRACT B, LESS R/W.  
Block 3-West Highlands, S07, T13, R02, BLOCK 3, Lot 1 - 31, INC TRACT C, LESS R/W.  
Block 4-West Highlands, S07, T13, R02, BLOCK 4, Lot 1 - 13, LESS R/W.  
Block 5 -West Highlands, S07, T13, R02, BLOCK 5, Lot 1 - 16, LESS R/W.  
Block 6-West Highlands, S07, T13, R02, BLOCK 6, Lot 1 - 16, INC TRACT D, LESS R/W.  
Block 7-West Highlands, S07, T13, R02, BLOCK 7, Lot 1 - 16, LESS R/W.  
Block 8-West Highlands, S07, T13, R02, BLOCK 8, Lot 1 - 13, LESS R/W.  
Block 9 unplatted-West Highlands, S07, T13, R02, BLOCK 9, ALL, LESS R/W.

A resolution will be adopted during September 14, 2020 at the City Commission meeting to support the application for funding through the moderate income housing program offered through the Kansas Housing Resources Corporation to be utilized for the development of moderate income rental housing in Abilene Kansas.

With the growth of the Land Pride/Kubota manufacturing plant here in Abilene it has become apparent that finding moderate income housing has not been easy. With the workforce needed for this expansion we have found that workers are commuting to Abilene from outside communities.

Most recently the City of Abilene offered a department head position and one of the biggest hurdles was to find appropriate housing for this mid-level position. We recommend that department heads live within our community.

Working in partnership with Prairie Fire Development Group we feel they have a very positive approach to help our moderate-income employees find housing appropriate for the wage that they will be earning in our community. These employees have a clean, safe, and prideful neighborhood to call home. This encourages them to stay, work and play in our community. We believe Prairie Fire Development Group brings that to Abilene by looking at their past successes in communities like ours.

The City of Abilene believes that Prairie Fire Development Group can bring the “shot in the arm” this community has been waiting for. We believe they meet the criteria that the housing survey addressed that was completed in 2019.

Sincerely,

Chris Ostermann

Mayor

## **RESOLUTION NO. 091420-1**

**A RESOLUTION IN SUPPORT OF AN APPLICATION FOR FUNDING THROUGH THE MODERATE INCOME HOUSING PROGRAM OFFERED THROUGH THE KANSAS HOUSING RESOURCES CORPORATION TO BE UTILIZED FOR THE DEVELOPMENT OF MODERATE INCOME RENTAL HOUSING IN ABILENE, KANSAS.**

---

**WHEREAS**, the City of Abilene, Kansas has received a request by Prairie Fire Development Group, LLC (PFDG) reflecting their desire to submit a Moderate-Income Housing application in partnership with the City of Abilene, Kansas;

**WHEREAS**, the application is prepared and ready to be filed with the Kansas Housing Resources Corporation;

**WHEREAS**, if awarded, the grant funds would be used to match the funds of approximately \$1.59 million of other funds identified by PFDG, including but not limited to, permanent loan debt, owner equity, and donations;

**WHEREAS**, Dickinson County Economic Development Corporation (DKEDC) contracted to have a county-wide Community Housing Assessment (CHAT) Report completed on behalf of Dickinson County, Kansas and all cities within Dickinson County, Kansas, including the City of Abilene, Kansas on May 23, 2019, which indicates the continued need for owner and renter occupied housing;

**NOW THEREFORE BE IT RESOLVED**, that the Governing Body of the City of Abilene, Kansas, by adoption of this Resolution indicates their support, approval, coordination, and partnership with PFDG and their application for grant funding to the Kansas Housing Resources Corporation through the Kansas Moderate Income Housing Program for the aforesaid housing project in the amount of Four Hundred Thousand Dollard (\$400,000).

**ADOPTED BY THE GOVERNING BODY AND APPROVED BY THE MAYOR**, this day of 14<sup>th</sup> of September, 2020.

City of Abilene, Kansas

---

Chris Ostermann, Mayor

---

Penny Soukup, CMC  
City Clerk

## CITY OF ABILENE

09/08/20 3:41 PM

Page 1

**\*Check Summary Register©**

Batch: 091420PAY

| Name                               | Check Date | Check Amt   |                                       |
|------------------------------------|------------|-------------|---------------------------------------|
| <b>002000 Astra Bank checking</b>  |            |             |                                       |
| 30349 ABILENE ANIMAL HOSPITAL, PA  | 9/14/2020  | \$108.25    | AUGUST ANIMAL FEES                    |
| 30350 ABILENE MUNICIPAL COURT      | 9/14/2020  | \$1,217.13  | JEFFREY ZOOK BOND APPLY 17-0458, 16-0 |
| 30351 ABILENE REFLECTOR-CHRONIC    | 9/14/2020  | \$328.30    | AUG LEGALS & ADS                      |
| 30352 ABILENE TERMITE & PEST CO    | 9/14/2020  | \$220.00    | PEST CONTROL CC                       |
| 30353 AKSENT JEWELRY LLC           | 9/14/2020  | \$4,714.00  | CDBG-CV GRANT - PAYROLL EXPENSES      |
| 30354 APAC, INC - SHEARS           | 9/14/2020  | \$4,906.81  | 211.44 TONS OF HOT MIX ASPHALT FOR ST |
| 30355 ASTRA BANK                   | 9/14/2020  | \$125.00    | JR. COWBOY CONCESSION START UP        |
| 30356 BERRY TRACTOR & EQUIPMENT    | 9/14/2020  | \$508.38    | RADIATOR OVERFLOW TANK FOR STREET     |
| 30357 BLACKWELL & STRUBLE          | 9/14/2020  | \$750.00    | MORALES 20-0140                       |
| 30358 CATERPILLAR FINANCIAL SERVI  | 9/14/2020  | \$26,223.71 | ANNUAL LEASE 2006 MOTOR GRADER        |
| 30359 CEASE, JULIA                 | 9/14/2020  | \$20.00     | REFUND 2ND VB CAMP                    |
| 30360 CINTAS                       | 9/14/2020  | \$174.16    | 1ST AID SUPPLIES                      |
| 30361 CIVICPLUS                    | 9/14/2020  | \$6,679.99  | 1/2 PAYMENT CIVIC REC SOFTWARE        |
| 30362 CLARK, MIZE & LINVILLE CHART | 9/14/2020  | \$3,034.00  | JULY LEGAL SERVICE                    |
| 30363 CNA SURETY                   | 9/14/2020  | \$105.00    | FIDELITY BOND - KELLEIE TIMBROOK      |
| 30364 CONSOLIDATED PRINTING        | 9/14/2020  | \$102.25    | AUG CHAMBER & CVB COPY MACHINE BIL    |
| 30365 COOPER CLEANING SERVICE      | 9/14/2020  | \$2,100.00  | AUG 2020 CLEANING                     |
| 30366 CRAFTCO, INC                 | 9/14/2020  | \$1,675.95  | THERMOPLASTIC FOR PKG STRIPERS/TAC    |
| 30367 CULLIGAN OF SALINA           | 9/14/2020  | \$30.00     | RO SYSTEM RENTAL 8/26-9/22/20         |
| 30368 D S & O RURAL ELECTRIC COOP  | 9/14/2020  | \$156.16    | ELECTRIC SERVICE @ LIGHT STOVVR, WAT  |
| 30369 DANKO EMERGENCY EQUIPME      | 9/14/2020  | \$1,007.47  | SET FIRE DEX STRUCTUAL FIRE BOOT      |
| 30370 DIAMOND MOTEL                | 9/14/2020  | \$4,714.00  | CDBG-CV GRANT - MORTGAGE EXPENSES     |
| 30371 DK CTY ADMINISTRATION        | 9/14/2020  | \$468.65    | DIESEL                                |
| 30372 DK CTY SHERIFF               | 9/14/2020  | \$455.00    | AUG 2020                              |
| 30373 DON'S TIRE & SUPPLY          | 9/14/2020  | \$1,821.85  | UNIT #1 TIRES                         |
| 30374 DVN PLUMBING, HEATING & AIR  | 9/14/2020  | \$960.00    | AIR SCRUBBER INSTALLATION @ CC, SC,   |
| 30375 EAGLE BROADBAND, INC         | 9/14/2020  | \$399.95    | SEPT EBS ADMIN & PD                   |
| 30376 EAGLE TECHNOLOGY Solutio     | 9/14/2020  | \$2,659.32  | IT WORK PUBLIC WORKS, FIRE & ADMIN    |
| 30377 EGOV STRATEGIES, LLC         | 9/14/2020  | \$1,335.60  | AUG FEES FOR EGOV PAYMENTS            |
| 30378 EVERGY                       | 9/14/2020  | \$48,495.25 | ELECTRIC SERVICE                      |
| 30379 FLINT HILLS YOUTH FOOTBALL   | 9/14/2020  | \$1,725.00  | JR. COWBOY TACKLE FOOTBALL PAYMEN     |
| 30380 FOLEY EQUIPMENT COMPANY      | 9/14/2020  | \$554.90    | #08C STARTER                          |
| 30381 GABLE, KIRK                  | 9/14/2020  | \$100.00    | CIVIC CENTER SETUP FOR RENTAL         |
| 30382 GADES SALES CO, INC          | 9/14/2020  | \$166.82    | STEEL BUCKLES & BANDING               |
| 30383 HAPISOUL YOGA & WELLNESS     | 9/14/2020  | \$4,714.00  | CDBG-CV GRANT - RENT, UTILITIES & SUP |
| 30384 HARDIN, BOBBI                | 9/14/2020  | \$50.00     | REFUND DIFFERENCE TACKLE FB           |
| 30385 HECKER, ERIN                 | 9/14/2020  | \$30.00     | REFUND VOLLEYBALL                     |
| 30386 HOLM AUTOMOTIVE CENTER       | 9/14/2020  | \$100.00    | REMOVE DECAL                          |
| 30387 HOMMAN ELECTRONICS           | 9/14/2020  | \$58.00     | REPAIR SCANNER CABLE IN FIRE DEPT     |
| 30388 IMAGE QUEST                  | 9/14/2020  | \$196.21    | CONTRACT BASE RATE 3 HP PRINTERS 8/2  |
| 30389 J & K CONTRACTING            | 9/14/2020  | \$425.00    | EAGLE LANE BORE                       |
| 30390 KANSAS BUILDING PRODUCTS     | 9/14/2020  | \$1,528.00  | RETAINING WALL BLOCKS FOR AREAS ON    |
| 30391 KANSAS CORING & CUTTING, LL  | 9/14/2020  | \$325.00    | 4TH & ELM FOR DRAINAGE                |
| 30392 KANSAS GAS SERVICE           | 9/14/2020  | \$477.53    | GAS SERVICE                           |
| 30393 KANSAS ONE-CALL SYSTEM, IN   | 9/14/2020  | \$108.00    | LOCATES FOR AUGUST                    |
| 30394 KS TREASURER                 | 9/14/2020  | \$1,233.74  | AUGUST 2020                           |
| 30395 LA FIESTA                    | 9/14/2020  | \$4,714.00  | CDBG-CV GRANT - RENT                  |
| 30396 LAST CHANCE GRAPHICS         | 9/14/2020  | \$4,714.00  | CDBG-CV GRANT - UTILITIES, PROPERTY T |
| 30397 LINDER ELECTRIC              | 9/14/2020  | \$2,590.83  | INSTALL NEW WIRING TO AND FROM NEW    |
| 30398 LINK MEDIA OUTDOOR           | 9/14/2020  | \$3,960.00  | SEPTEMBER BILLBOARD RENT              |
| 30399 LOGIC, INC                   | 9/14/2020  | \$15,717.73 | SOFTWARE LICENSES FOR COMPUTER/SC     |
| 30400 LUMBER HOUSE TRUE VALUE      | 9/14/2020  | \$576.19    | FLAGS & PAINT                         |
| 30401 LYNN'S CUSTOM CLEANING       | 9/14/2020  | \$75.00     | WINDOW CLEANING                       |
| 30402 MCKINNEY, RHONDA             | 9/14/2020  | \$50.00     | REFUND JR. COWBOY TACKLE PR DIFFER    |

## CITY OF ABILENE

09/08/20 3:41 PM

Page 2

**\*Check Summary Register©**

Batch: 091420PAY

|                     | Name                       | Check Date | Check Amt           |                                        |
|---------------------|----------------------------|------------|---------------------|----------------------------------------|
| 30403               | MCMASTER-CARR SUPPLY CO.   | 9/14/2020  | \$87.99             | GAS SPRING                             |
| 30404               | MCPHERSON CONCRETE PROD    | 9/14/2020  | \$180.00            | 6 NEW CONCRETE PARKING STOPS           |
| 30405               | MEMORIAL HOSPITAL          | 9/14/2020  | \$248.56            | ASHLEY GULICK                          |
| 30406               | MICHELLE WRIGHT            | 9/14/2020  | \$9,098.64          | CID ROSEROCK LESS 2% ADMIN FEE AUG     |
| 30407               | MIDWEST CONCRETE MATERIA   | 9/14/2020  | \$1,354.25          | 3RD & CEDAR TRAFFIC SIGNALS/REBAR F    |
| 30408               | MUNILOGIC                  | 9/14/2020  | \$1,220.00          | AUG 2020 MONTHLY HOSTING FEE           |
| 30409               | MYSTIC HAIR SALON          | 9/14/2020  | \$4,714.00          | CDBG-CV GRANT - MORTGAGE EXPENSES      |
| 30410               | NARAYAN, INC               | 9/14/2020  | \$3,210.39          | CID HOLIDAY I LESS 2% ADMIN FEE AUG 2  |
| 30411               | NATIONAL GREYHOUND ASSOC   | 9/14/2020  | \$250.00            | FALL SPONSORSHIP                       |
| 30412               | NEX-TECH RURAL TELEPHONE   | 9/14/2020  | \$755.95            | PHONE SERVICE                          |
| 30413               | OLSSON                     | 9/14/2020  | \$15,337.58         | ENGINEERING                            |
| 30414               | PACE ANALYTICAL SERVICES   | 9/14/2020  | \$801.20            | EFFLUENT SAMPLES                       |
| 30415               | PICK ONE HOUR CLEANERS     | 9/14/2020  | \$4,714.00          | CDBG-CV GRANT - INSURANCE, SUPPLIES    |
| 30416               | PIONEER FARM INC           | 9/14/2020  | \$27.94             | PVC                                    |
| 30417               | PRECISION ELECTRIAL CONTRA | 9/14/2020  | \$57,863.66         | WTP VFD REPLACEMENT                    |
| 30418               | QUADIENT FINANCE USA, INC  | 9/14/2020  | \$909.75            | POSTAGE                                |
| 30419               | ROASTER JOES, INC          | 9/14/2020  | \$105.35            | COFFEE                                 |
| 30420               | ROBSON OIL CO, INC         | 9/14/2020  | \$3,974.02          | DEF                                    |
| 30421               | RYAN & MULLIN, PA          | 9/14/2020  | \$2,916.67          | CITY PROSECUTRO SEPT 2020              |
| 30422               | SALINA STEEL SUPPLY, INC   | 9/14/2020  | \$339.80            | STEEL PLATE FOR WTP FLOOR              |
| 30423               | SALINA SUPPLY CO           | 9/14/2020  | \$813.04            | VALVE BOXES, CAPS & HARDWARE FOR W     |
| 30424               | SAMS CLUB/GEFC             | 9/14/2020  | \$25.80             | DAWN & LAUNDRY DET.                    |
| 30425               | SARGENT DRILLING           | 9/14/2020  | \$8,615.00          | NEW PRODUCTION METER, SPOOL & CHE      |
| 30426               | STANION WHOLESALE ELECTRI  | 9/14/2020  | \$518.05            | 3RD & CEDAR SUPPLIES                   |
| 30427               | STAR2STAR COMMUNICATIONS,  | 9/14/2020  | \$2,877.56          | PHONE SERVICE                          |
| 30428               | SUMMIT TRUCK GROUP         | 9/14/2020  | \$119,944.00        | NEW DUMP TRUCK, PLOW & SPREADER        |
| 30429               | SUPERIOR SANITATION SERVIC | 9/14/2020  | \$415.00            | SEPT 2020 TRASH SERVICE @ CVB, RECY    |
| 30430               | THE HAIR EMPORIUM          | 9/14/2020  | \$4,714.00          | CDBG-CV GRANT - MORTGAGE & UTILITY E   |
| 30431               | THE SHIVERING SHEEP        | 9/14/2020  | \$4,714.00          | CDBG-CV GRANT - RENT, UTILITIES & INVE |
| 30432               | THIRD AND VINE DESIGN, LLC | 9/14/2020  | \$4,714.00          | CDBG-CV GRANT - RENT & INVENTORY       |
| 30433               | TRAILS END CAR WASH        | 9/14/2020  | \$11.00             | TRUCK WASH                             |
| 30434               | TRIPLETT, INC              | 9/14/2020  | \$6,362.34          | CID PROPERTY 6 LESS 2% ADMIN FEE AU    |
| 30435               | TRUE BLESSINGS STUDIO/KRIS | 9/14/2020  | \$4,714.00          | CDBG-CV GRANT - MORTGAGE & UTILITY E   |
| 30436               | UNIFIRST CORPORATION       | 9/14/2020  | \$1,938.90          | UNIFORM SERVICE                        |
| 30437               | UNIVERSITY OF KANSAS - KU  | 9/14/2020  | \$35.00             | TRAINING                               |
| 30438               | US BANK EQUIPMENT FINANCE  | 9/14/2020  | \$772.13            | CONTRACT RATE 8/25-9/25/20             |
| 30439               | VAN DIEST CHEMICAL CO      | 9/14/2020  | \$6,308.60          | ROUND UP                               |
| 30440               | VANDERBILTS NO. 4, INC     | 9/14/2020  | \$124.99            | DANNIE BAKER 2020 BOOT REPLACE         |
| 30441               | WEIS FIRE & SAFETY EQUIPME | 9/14/2020  | \$13,134.00         | EXTRACTOR WASHER/FIREHOUSE DRYER       |
| 30442               | WILLIAMS, BILL             | 9/14/2020  | \$675.00            | NUISANCE ABATEMENT @ UPRR              |
| <b>Total Checks</b> |                            |            | <b>\$449,222.29</b> |                                        |

FILTER: ((([Act Year]='2020' and [period] in (9))) and (Source in ('091420PAY')))

**City of Abilene**  
**Payroll Expenditures Report**  
**09/04/2020 PR #18**

| PAYROLL CODE  |                                          | TOTALS |                   |
|---------------|------------------------------------------|--------|-------------------|
|               | NET SALARIES                             | \$     | 73,156.80         |
| 051 & 501     | OASDI - CITY/EMPLOYEE                    | \$     | 12,908.92         |
| 049 & 502     | MEDICARE - CITY/EMPLOYEE                 | \$     | 3,019.16          |
| 001           | FEDERAL WITHHOLDING - EMPLOYEE           | \$     | 8,308.58          |
| 503           | KPERS - CITY                             | \$     | 6,099.16          |
| 056, 057, 059 | KPERS EMPLOYEE                           | \$     | 3,808.02          |
|               |                                          | \$     | <b>9,907.18</b>   |
| 505           | KPERS RETIREE/EMPLOYER                   | \$     | -                 |
| 153           | KPERS GROUP LIFE - EMPLOYEE              | \$     | 148.40            |
| 504           | KPF - CITY                               | \$     | 9,168.05          |
| 61            | KPF EMPLOYEE                             | \$     | 2,989.12          |
|               |                                          | \$     | <b>12,157.17</b>  |
| 155           | KPF GROUP LIFE- EMPLOYEE                 | \$     | 71.91             |
| 105 & 540     | WADDELL & REED 457 - CITY/EMPLOYEE       | \$     | 1,560.00          |
| 204           | WADDELL & REED 529 - EMPLOYEE            | \$     | 50.00             |
| 110           | WADDELL & REED SAVINGS - EMPLOYEE        | \$     | 465.00            |
| 130 & 530     | ICMA 457 CITY/EMPLOYEE                   | \$     | -                 |
| 005           | STATE TAX - EMPLOYEE                     | \$     | 4,369.05          |
| 120           | AFLAC After Tax D&L - EMPLOYEE           | \$     | 196.01            |
| 170           | AFLAC Before Tax INSURANCE - EMPLOYEE    | \$     | 618.00            |
| 102           | VISION CARE DIRECT - EMPLOYEE            | \$     | 118.14            |
| 104           | VSP VISION PLANS - EMPLOYEE              | \$     | 176.82            |
| 140           | HEALTH INSURANCE - EMPLOYEE              | \$     | 5,463.99          |
| 510           | HEALTH INSURANCE - CITY                  | \$     | 16,734.75         |
|               |                                          | \$     | <b>22,198.74</b>  |
| 103           | HEALTH SAVINGS ACCOUNT - EMPLOYEE        | \$     | 350.00            |
| 506           | HEALTH SAVINGS ACCOUNT - CITY            | \$     | 312.50            |
| 111 & 520     | IMPACT SPORTS & FITNESS- CITY/EMPLOYEE   | \$     | 249.03            |
| 114 & 560     | ABILENE PHYSICAL THERAPY - CITY/EMPLOYEE | \$     | -                 |
| 200           | KS PAYMENT CENTER SUPPORT - EMPLOYEE     | \$     | 168.46            |
| 206           | CALIFORNIA CHILD SUPPORT - EMPLOYEE      | \$     | 369.23            |
| 150           | FLEXIBLE SPENDING ACCOUNT - EMPLOYEE     | \$     | 1,298.34          |
| 121           | POLICE & FIREMENS INS. - EMPLOYEE        | \$     | 20.92             |
| 211           | GARNISHMENT - EMPLOYEE                   | \$     | 210.04            |
|               | <b>TOTAL PAYROLL EXPENDITURES</b>        | \$     | <b>152,408.40</b> |