



CITY OF COUNCIL GROVE · 205 UNION STREET · PO BOX 313

COUNCIL GROVE, KS 66846 · 620-767-5417 · COUNCILGROVE.COM

**City Council Agenda  
July 20, 2021  
5:30 P.M. - City Hall**

WELCOME AND CALL TO ORDER

PLEDGE OF ALLEGIANCE

Public Hearing – Cares Grant – Evaluating the performance of Grant No.20-CV-076

PUBLIC COMMENT PERIOD

Items not already on the agenda may be brought before the Governing Body. Persons must sign in to be eligible. (Three-minute maximum time limit). After three minutes, items will then be voted on to see whether to place the item on the next agenda.

**CONSENT AGENDA:**

- Minutes from the Previous meeting: Pages 2 – 4
- Appropriations:
- Lake Cabin Transfer: E-13A Pages 5 – 24

Motion:	Seconded:	Action:	Abstention:	Este. Cost:	Appd.	Cost:

**OLD BUSINESS:**

Motion:	Seconded:	Action:	Abstention:	Este. Cost:	Appd.	Cost:

- North Riverwalk Extension Update:

Motion:	Seconded:	Action:	Abstention:	Este. Cost:	Appd.	Cost:

**NEW BUSINESS:**

- Sales Tax Grant Committee Recommendations: Page 25
  - Voices of The Wind Pageant Pages 26 - 33
  - Council Grove Arts Council – SethFest Pages 34 - 35
  - Historic Preservation Corp. Pages 36 - 70
  - KARL Pages 71 - 76

Motion:	Seconded:	Action:	Abstention:	Este. Cost:	Appd.	Cost:

- City Social Media Policy – First Reading

Motion:	Seconded:	Action:	Abstention:	Este. Cost:	Appd.	Cost:

- City Lake Annexation Committee Work Study – Schedule Next Meeting

Motion:	Seconded:	Action:	Abstention:	Este. Cost:	Appd.	Cost:

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**Governing Body Comments:**

**Adjournment:**

City Council Meeting Minutes  
July 6, 2021

**WELCOME AND CALL TO ORDER**

Mayor Debi Schwerdtfeger called the regular City Council Meeting to order. Council members present were Jason Booker, Keith Wessel, Mark Brooks, Sharon Haun, Mark Berner, and Larry Siegrist. City Attorney Bill Halvorsen and City Administrator Nick Jones were also present. Others attending were Mindy Andres, Marcus Hernandez

**PUBLIC COMMENT PERIOD I**

N/A

**CONSENT AGENDA**

Councilperson Sharon Haun made a motion to approve the Consent Agenda as presented in the packet. Councilperson Larry Siegrist seconded the motion. The consent agenda consisted of:

- June 15, 2021, Minutes
- July 15, 2021, to Current Appropriations.
- Cabin Transfer: C-16, D-2, D-3

Motion carried 6 – 0

**OLD BUSINESS**

- **North Riverwalk Extension – Update:**  
City Administrator Nick Jones reported that most of the concrete work was completed by Bryant and Bryant construction and that lighting should be completed by the end of July.

**NEW BUSINESS**

- **Recreation Department Appointment and Pool Manager Training/Certification Pay Increase**  
Mayor Debi Schwerdtfeger appointed Evelyn White to Concessions worker at a pay rate of \$7.69 per hour. Mayor Schwerdtfeger asked for a motion to approve her appointment. Councilperson Sharon Haun made a motion to approve the appointment of Evelyn White to concession worker at a pay rate of \$7.69. The motion was seconded by Councilperson Keith Wessel. Motion Carried 5 – 0

Mayor Debi Schwerdtfeger presented to the City Council that Pool Manager Lauren Carlson completed CPR, First Aid, Lifeguard and WSI training and was due a pay raise of .25 for each completed certification. Mayor Schwerdtfeger informed the Council that Lauren Carlson current pay rate is \$11.00 and with the completion of the certification Lauren's new pay rate will be \$12.00 effective July 7, 2021. Councilperson Mark Brooks made a motion to approve the pay raise for Lauren Carlson. The motion was seconded by Jason Booker. Motion Carried 5 – 0

- **Office Committee Recommendation: Appointment of Amy Lif to City Custodian**  
Mayor Debi Schwerdtfeger appointed Amy Lif to the contracted position of City Custodian at a pay rate of \$600 per month. Mayor Schwerdtfeger noted that Amy Lif will be responsible for cleaning of City Hall, Fire Department, and Recreation Building (Armory). Mayor Schwerdtfeger asked for a motion to approve her appointment. A motion was made by Councilperson Keith Wessel to approve the appointment of Amy Lif to the contracted position of City Custodian at a pay rate of \$600 per month. The motion was seconded by Councilperson Jason Booker. Motion Carried 5 – 0
- **Police and Fire Committee Recommendation: Appointment of Victor Massey to Class B Officer**  
Mayor Debi Schwerdtfeger appointed Victor Massey from part-time Police Officer to full-time Class B officer at a pay rate of \$16.50 per hour with a 6-month probationary period. Mayor Schwerdtfeger asked for a motion to approve the appointment. Councilperson Sharon Haun made a motion to approve the appointment of Victor Massey to full-time Class B officer at a pay rate of \$16.50 with a 6-month probationary period. The motion was seconded by Councilperson Mark Berner. Motion Carried 6 – 0
- **City Employee Raises**  
Mayor Debi Schwerdtfeger read through the merit raises suggested for the city employees after evaluation were completed. It was noted by Councilperson Mark Brooks that the raises were budgeted for in the 2020-2021 budget. City Administrator pointed out the raises for the Utilities Department come for the sale of water and sewer.

**Utilities Department – New Hourly Pay Rates**

- o Derrick Craige - \$28.00
- o David Siemers - \$14.28

**Streets and Parks Department – New Hourly Pay Rates**

- o Jeff Barbo - \$20.66
- o Brad Rathke - \$14.79
- o Mark Meador - \$14.28

**Police Department – New Hourly Pay Rates**

- o Shawn Wangerin - \$23.85
- o Raymond Fowler - \$20.54
- o Jason Bacon - \$19.92
- o Jimmie Blackburn - \$19.42
- o Terry Lif - \$19.42

- **Recreation Department – New Hourly Pay Rates**

- o Justin Carlson - \$20.86

- **City Hall – New Hourly/Salary Pay Rates**

- o Nick Jones - Salary \$122.40 per pay period
- o Theresa Drube - \$16.64
- o Laura Worrell - \$15.75
- o Megan Weaver - \$14.47
- o James Masters - \$22.95

Mayor Schwerdtfeger asked for a motion to approve the proposed merit raises for the city employees. A motion was made by Councilperson Keith Wessel to approve the proposed merit raises. The motion was seconded by Councilperson Mark Berner. Motion Carried 6 – 0

- **Utilities Department Recommendation: David Siemers Water 1 Certification Pay Increase**  
Mayor Debi Schwerdtfeger appointed David Siemers from Utilities Department Apprentice to Water Operator 1 with a pay raise on \$1.00 for the successful completion of the State of Kansas Water Operator 1 Certification. David Siemers new pay rate is \$15.28 to take effect on July 7, 2021. Mayor Schwerdtfeger asked for a motion to approve the appointment. Councilperson Sharon Haun made a motion to approve the of David Siemers to Water Operator 1 with a pay rate of \$15.28. The motion was seconded by Councilperson Mark Brooks. Motion Carried 6 – 0
- **Belfry/Conn Under Wash Bids:**  
City Administrator Nick Jones presented two bids from Hartman Masonry and Creed Construction to repair the under wash and ballads on Belfry and Conn. The bid received from Hartman Masonry was in the amount of \$13,300 to complete the work and the bid from Creed Construction was \$31,750. After discussion Councilperson Mark Brooks made a motion to accept the bid from Hartman Masonry in the amount of \$13,300. The motion was seconded by Councilperson Jason Booker. Motion Carried 6 – 0
- **Office Committee Recommendation – Vehicle for City Hall**  
City Administrator Nick Jones presented the recommendation from the Office Committee to purchase a vehicle for City Hall. Administrator Jones noted that the current vehicle he is driving has been having mechanical issues on and off. Administrator Jones also said he reached out to Bolton Chrysler, Schwerdtfeger Auto, and Bolen Auto and spoke to all three about finding a vehicle for the city. Schwerdtfeger Auto was the only one that was able to locate a couple of vehicles. The first vehicle being a 2016 Chevy Equinox front wheel drive with 60,000 miles on it. The second vehicle being a 2018 Chevy Equinox AWD with 26,000 miles for \$24,495. City Administrator Jones pointed out that the 2018 was more then what was requested but was an option. After discussion Councilperson Keith Wessel made a motion to purchase the 2018 Chevy Equinox AWD with 26,000 miles for \$24,495 to come out of Administrator. The motion was seconded by Councilperson Jason Booker. Motion Carried 6 – 0

**GOVERNING BODY COMMENTS**

- Councilperson Jason Booker – N/A
- Councilperson Mark Berner – N/A
- Councilperson Keith Wessel – N/A
- Councilperson Mark Brooks – requested that the 1 and 2 hundred blocks be shut down from 6:45 – 7:30pm on Saturday July 17, 2021, for a staged bank robbery to conclude the Gun Fight on the Santa Fe Trail. After discussion a motion was made by Jason Booker to allow the closure of the 1 and 2 hundred block of downtown from 6:45 – 7:30pm for the

staged bank robbery. The motion was seconded by Councilperson Mark Berner. Motion Carried 6 -- 0

- **Councilperson Larry Siegrist** – asked if anyone was aware of the Flood Plan Mapping for Morris County. City Administrator Nick Jones informed the City Council that City Inspector James Masters has been keeping track of the Flood Plan Mapping changes. Councilperson Siegrist also inquired from the Republican paper had removed the information property tax sale.
- **Councilperson Sharon Haun** – Thanked the city crews for picking up the limbs from the storm and commented on the good the fireworks show was.
- **City Attorney Bill Halvorsen** – N/A
- **City Administrator Nick Jones** – asked the Council if they would be available for a Budget work study on Thursday July 8<sup>th</sup>. The Council suggested the July 27,28, or 29<sup>th</sup>. Administrator Jones said he would reach out to Cindy Jensen to confirm a date and let the Council know. Administrator Jones also informed the Council that there are trees at the Riverwalk Park that have bag worms and the city crew is aware and will get them taken care of.
- **Mayor Debi Schwerdtfeger** – thanked the Police Department for great traffic control leaving the Fireworks show at the Bolton Complex. Mayor Schwerdtfeger also asked about the spring on Conn Street that always runs water. Administrator Jones informed the Council that the City has looked at the issues and there is no solution to control the natural spring.
- Councilperson Mark Berner made a motion to adjourn. Councilperson Keith Wessel seconded the motion. Motion carried 6 -- 0

\_\_\_\_\_ Mayor  
Debi Schwerdtfeger

ATTEST:

\_\_\_\_\_ City Administrator  
Nick Jones

**Application for Cabin Site Transfer**  
**COUNCIL GROVE CITY LAKE**

Site Number: E-13A Date: July 23, 2021

Name of Transferee: Robert L. & Carla K Stephenson Living Trust

Address: 303 Scott Dr.

City: Westmoreland State KS Zip Code 66549

Telephone Number: 785-969-8088

Name of Transferor: Cherrie L. Baker Trust

OFFICE USE ONLY BELOW THIS LINE

Septic tank checked: June 21, 2021

The above application is approved:

this 15<sup>th</sup> day of July, 2021

Signed James Mast  
Building Inspector

Please immediately fill in date, site number, sign and return to City of Council Grove, P.O. Box 313, Council Grove, Kansas 66846, or deliver to City Hall at 205 N Union Street, Council Grove.

**GROUND LEASE AGREEMENT**  
(Modified and Effective October 2, 2018)

This lease pertains to a building on leased ground, pursuant to K.S.A. 79-412.

THIS GROUND LEASE AGREEMENT (the "Lease") made and entered into this 2nd day of July, 2021, by and between the City of Council Grove, Kansas, a municipal corporation, hereinafter referred to as the "City" or "Lessor" and Robert L Stephenson and Carla K Stephenson Living Trust, hereinafter referred to as "Lessee". If more than one Lessee is referenced, they shall be deemed to hold their interests hereunder

- as joint tenants and not as tenants in common, or
- as tenants in common. (check the desired box; only one can apply.)

WHEREAS, the City is the owner of the real estate described within the Final Plat, Council Grove Lake Park, an addition to Morris County, Kansas, also referred to herein as the Council Grove City Lake Park, and;

WHEREAS, the City is also the owner of real estate located in Final Plat, Council Grove Lake Park, Section E, Lot E - 13A, to Morris County, Kansas, hereinafter referred to as the "Leased Premises", and,

WHEREAS, the City desires to lease the Leased Premises to Lessee, and Lessee desires to lease the Leased Premises from the City; and,

WHEREAS, the Council Grove City Lake Association (the "CGCLA") is a Kansas not for profit corporation formed for the purpose of representing the interests of the residents of the Council Grove City Lake Park; and,

WHEREAS, the parties hereto recognize the CGCLA as an official representative of the leaseholders at the Council Grove City Lake Park for the purposes set forth herein, provided that the membership includes the majority of all leaseholders.

NOW THEREFORE, in consideration of the mutual promises contained herein, the parties here to do agree as follows:

1. **USE OF PREMISES:** The Leased Premises are only to be used for the construction and use of a residential building designed as a single family living unit along with the normal appurtenances associated therewith.
2. **DEMISE:**
  - a. The City does hereby lease to the Lessee, and Lessee does hereby accept from the City, subject to the

terms and conditions set forth herein, the Leased Premises.

b. The actual boundaries of the Leased Premises have been previously established and are as set forth in Final Plat, Council Lake Park, to Morris County, Kansas, which is of record at the Morris County Register of Deeds office.

c. As a part of the grant of the Leased Premises, if Leased Premises abut the Council Grove City Lake, the Lessee is hereby granted access, to and from the Leased Premises to the Council Grove City Lake.

3. **MODIFICATION OF THIS LEASE:** Other than the term of this lease as set forth in paragraph 4 and modification of rent as set forth in paragraph 5, the City may, if reasonably necessary, with consultation with the CGCLA, modify terms and conditions of the Lease and the Lessee agrees to be bound by any such modification.

4. **TERM:** The term of this Lease shall expire on December 31, 2041, regardless of its commencement date. Provided, however, this Lease, upon its expiration, shall automatically renew for a period of thirty years, and shall continue to renew for successive terms of thirty years perpetually. Notwithstanding the perpetual nature of this Lease, nothing herein shall be construed as divesting Lessor of legal title to the Leased Premises.

5. **RENT:** The Lessee agrees to pay the City rental for this Lease as follows:

a. For the year 2012, the sum of \$1,000.00; for the year of 2013, the sum of \$1,100.00; and for the year of 2014 the sum of \$1,200.00 per year. Said rental amount has been determined based upon the historical expenses (the "Expenses") incurred by the City, related to the Council Grove City Lake Park, and for matters that directly and specifically benefit the Residential Lots, such as, security, road repair and maintenance, maintenance to common areas, equipment costs, caretaker salary and that portion of general services apportioned to such purposes. It is estimated the recent annual cost of such historical expenses has been approximately \$261,000.00, which has resulted in the established rent. The rent for all subsequent three year periods shall remain at an amount equal to the third year amount of the preceding three year period, unless adjusted as set forth hereinafter.

b. Subject to the provisions of subparagraph (c), in the event there is a significant increase in the Expenses, or if there are other factors that occur which reasonably and in good faith should require an increase in rent, the City may, within reason and good faith, require an adjustment of the rent for the second three year period of the Lease and may also require adjustments to the rent for any three year period thereafter under the same factors and requirements. Prior to implementing any adjustment, the City shall notify Lessee, and also the CGCLA, of its intention to modify the rent, and the proposed new annual rental amount. Such notice shall be delivered, in writing at least 180 days prior to the end of the current three year period of the Lease. Such notice shall include the basis of the proposed increase which shall include:

1. The actual annual itemized Expenses for the period commencing January 1 and ending December 31, every year the Lease is effective.
2. Calculated average of the annual Expenses applicable to such period and a comparison of that average to the average annual Expenses during the period when the current Rent was established.
3. An itemization of all other factors which the City relies upon to justify the modification.

The proposed modified rent shall go into effect on January 1 of the year following the notice. The CGCLA may request to negotiate the proposed amount, provided they do so within sixty (60) days of receipt of the notice, in writing, to the City Clerk. Upon such request the City and CGCLA shall enter into good faith negotiations to establish a fair and equitable annual rental amount by forming a committee of three lake leaseholders, appointed by the CGCLA, three City Council members, appointed by the City Council, one representative from Ward 1, Ward 2, and Ward 3 who are not lake leaseholders, appointed by the City Council and three Council Grove business people who are not lake leaseholders, appointed by the City Council. During such negotiations the factors set forth above shall provide the criteria upon which the Committee shall base its recommendation. The Committee shall recommend a fair and equitable rent to the City Council and the City Council shall thereafter reasonably and in good faith establish a rental amount, however the City Council shall not be bound to follow the committee's recommendation. Written notice of the new Rent shall be provided to Lessee and shall become effective on January 1 of the year following such notice.

c. The City shall only be entitled to modify the Rent, as set forth in subparagraph (b), if, from the commencement of the current three year period until the notification of the modified Rent, the City has:

1. Provided the CGCLA with accurate annual itemizations of both Expenses and Rental Revenue generated by the Residential Lots; and,
2. After the first year, set aside 10% of the Revenue in a special fund designated for use only as capital improvements at the Council Grove City Lake Park. Expenditures from this fund shall be reviewed and recommended by a committee established for such purpose and including representatives from the CGCLA. The City Council shall thereafter reasonably and in good faith determine the amount and purpose of expenditure from the fund, but shall not be bound to follow the Committee's recommendation.
3. Beginning in 2014, 10% of the 10% referred to in Paragraph 5c2 above, shall be set aside by the City for a capital improvement fund to be held as a contingency fund for future major projects mutually agreed upon by the CGCLA Board of Directors and the City Council.

d. Rental payments shall be made to the Office of the City Clerk of the City. The Lessee has an option to pay one-half of a given year's rent on or before January 15 of that year and the second half on or before July 15 of that year. If at least one-half of the rent is not paid by February 15 of each year then the entire year's rent will be immediately due and payable, plus a late payment penalty in the amount of \$75.00. If the lessee makes timely payment of the first half rent, but does not make the second half payment by July 15, a \$75.00 late payment fee shall be due to Lessor. If Lessee fails to make the rental payments required hereunder, the amount due shall accrue interest at the rate of 5% per annum from and after such date, and may be collected by the City under terms of the default provisions set forth hereinafter. The City shall have a first and prior lien on the Leased Premises for all Rent due hereunder.

**6. ENCUMBRANCE AND TRANSFER OF LEASEHOLD INTEREST:**

a. Lessee may encumber by mortgage or deed of trust, or other proper instrument, its leasehold interest and estate in the Leased Premises, together with all buildings and improvements on the premises, as security for any indebtedness of Lessee, however such encumbrance shall be subject to the obligations of the Lessee to the City as set forth herein. The execution of any mortgage, or deed of trust, or other instrument, or the foreclosure of any mortgage, or deed of trust, or other instrument, or any sale, either by judicial proceedings or by virtue of any power reserved in a mortgage or deed of trust, or conveyance by Lessee to the holder of the indebtedness, or the exercising of any right, power, or privilege reserved



in any mortgage or deed of trust, shall not be held as a violation of any of the terms or conditions of this Lease, or as an assumption by the holder of the indebtedness personally of the obligations of this Lease.

b. If Lessee shall encumber its leasehold interest in the Leased Premises, the Lessee or the holder of the indebtedness secured by the encumbrance, shall give written notice to the City of the existence of the encumbrance. The notice shall state the name, address and telephone number of the holder of the indebtedness. The holder of the indebtedness may, at its option, at any time before the rights of Lessee shall be terminated as provided in this Lease, pay any of the rents due under this Lease, or pay any taxes and assessments, or do any other act or thing required of Lessee by the terms of this Lease, or do any act or thing that may be necessary and proper to be done in the observance of the covenants and conditions of this Lease to prevent the termination of this Lease. All payments so made and all things so done and performed by the holder shall be as effective to prevent a foreclosure of the rights of Lessee hereunder as the same would have been if done and performed by Lessee.

c. Lessee may sell, transfer, assign, gift, devise by will or other instrument, its interest in this Lease, but only with prior approval of the Lessor. The transferee of any lease must sign a lease with the City and pay a transfer fee prior to approval of the transfer. The transferor must be in full compliance with City requirements before the transfer is approved. In addition, Lessee's interest in this Lease shall pass by the laws of intestate succession and descent and distribution, pursuant to the laws of the state of Kansas.

#### 7. LIENS:

a. Lessee shall keep all and every part of the Leased Premises and all buildings and other improvements at any time located on the premises free and clear of any and all mechanics, material suppliers, and other liens for or arising out of or in connection with work or labor done, services performed, or materials or appliances used or furnished for or in connection with any operations of Lessee, any alteration, improvement, or repairs or additions that Lessee may make or permit or cause to be made, or any work or construction, by, for, or permitted by Lessee on or about the premises, or any obligations of any kind incurred by Lessee, and at all times promptly and fully to pay and discharge any and all claims on which any such lien may or could be based, and shall indemnify Lessor and all of the Leased Premises and all buildings and improvements on the Leased Premises from and against any and all such liens and claims of liens and suits, including reasonable attorney fees, or other proceedings pertaining to the premises.

b. Lessor does not consent to any such lien attaching to the Leased Premises. In the event of a breach of this section by Lessee, Lessor shall have the rights and remedies set forth in the section on Default hereinafter.

#### 8. TAXES AND ASSESSMENTS:

a. IMPROVEMENTS TAXES. As long as the county assesses taxes against the improvements separately from the real estate, Lessee shall be obligated to pay, when due, all taxes assessed against the improvements placed upon the Leased Premises. Lessee shall hold Lessor harmless from all such taxes. In the event Lessor, as owner of the land, shall receive notice of taxes due on the improvements, Lessor shall promptly notify Lessee of such notice within a time, and in a manner, allowing Lessee to make the payments, when due.

b. TAXES IMPOSED ONLY UPON THE LAND. Beginning with the year 2017, with the platting of the lots within the Council Grove City Lake Park, the County is assessing each lot therein separately. However, because the City is the owner of all of said lots, the Valuation Notice, as well as the statement

for taxes due, for all of said lots is provided only to the City. Therefore, the City shall, within ten (10) business days after receipt of the Valuation Notice, the statement for taxes due, or any other communication related to the taxes upon the land, mail a copy of such via first class mail to the Primary Lessee. It shall be the Lessee's responsibility to make sure they obtain the tax statement within a time frame necessary to pay the taxes in a timely manner. It shall be Lessee's obligation to pay all taxes due from the City, and related to the Leased Premises. Lessee shall pay such taxes in one of two methods, depending upon how the County will accept such payments. Under the first method, beginning in 2018 and continuing each year thereafter as long as the County will accept this method, Lessee shall make such payment directly to the County, on or before the due date set forth in the County's statement to the City. Lessee may pay such taxes in the same manner as the City could make such payment, i.e., Lessee may pay one-half of said taxes on, or before, the due date in December, and one-half of said taxes on, or before, the due date in May. If Lessee fails to make any such payment when due, the City may make such payment and recover such amounts, plus penalties, interest and attorney fees from Lessee, pursuant to Section 12 of this Lease. Under the second method, if, and when, the county has indicated that the tax payment must be made by the City the Lessee shall be obligated to pay, in full, to Lessor, within thirty days after the City gives notice of such amount being due, all taxes on the leasehold real estate which are assessed to the Lessor, as set forth on the tax statement, and the Lessor shall use such payment to pay the taxes due on the land within the time frames required. Provided, however, in the event the due date of such taxes is less than thirty days after the City gives notice of such amount, Lessor shall make such payment at least ten (10) days prior to their due date, as long as the City has provided such notice at least fifteen (15) days prior to the due date. If the City fails to provide such notice at least fifteen (15) days prior to the due date, Lessor shall make such payment within five (5) days after receipt of the notice. (The payments made by Lessee, as set forth in the preceding sentence, shall only be made to Lessor. The Lessee shall not make such payments directly to the County.) It shall be the City's obligation to determine how the county will accept the tax payment, and to notify Lessee of which method is applicable if that method has changed from the previous year, at the time the City provides notice of the amount due. Under the first method, Lessee shall have full authority to pay any, or all, of such taxes under protest, and Lessee may do so in the name of the City, to the extent any such taxes are technically the city's responsibility. Under the second method, in the event directed to do so by the Lessee, or their agent(s), the City shall pay such taxes under protest; however, the City shall only be obligated to do so if the Lessee has fulfilled their obligations to make the payment required hereunder. Lessee shall be responsible for any penalties and interest incurred by reason of their failure to pay any taxes when due. Since the Lessee is responsible hereunder for all taxes imposed upon the land, the City hereby authorizes the Lessee, or the Lessee's authorized agent(s), including but not limited to the CGCLA, to appeal the Valuation or classification of their lot, as well as any taxes imposed thereon, on behalf of and in the name of the City, without any further action of the City authorizing such appeal. The Lessee and/or their authorized agent shall have full authority, and responsibility, for filing the appeal and paying all fees and costs associated therewith and shall hold the City harmless from any obligations related thereto. The City shall have no responsibility to pursue any such appeal; however, the City agrees to cooperate, in good faith, with the Lessee, or their authorized agent(s), in their pursuit of any such appeal. The rights to appeal granted herein shall include the right to pursue such appeal throughout the statutory process, including any judicial review.

c. In the unlikely event the taxing authority does not itemize taxes by leasehold, and the Lessor only receives a tax bill for the total amount due at the Lake Park, such taxes shall be distributed 1/350 to each of the 350 leasehold lots.

d. Any assessments made by the county or other taxing authority, made by reason of the use of the premises by Lessee shall be reimbursed by Lessee within thirty (30) days after the City gives notice of such amount being due.

e. In the event the CGCLA pursues an appeal pursuant to the authority granted herein, CGCLA agrees to indemnify, and hold harmless, the Lessor from any claims of leaseholders arising from such appeal, except to the extent such claims arise from the actions or omissions of the Lessor.

9. **NO MANAGEMENT AUTHORITY:** No Lessee may individually, nor acting on behalf of any organization or entity, at any time represent that they have authority over the management or maintenance of the Council Grove City Lake Park.

10. **CONSTRUCTION REPAIR AND MAINTENANCE:**

a. All construction, repair and maintenance of any improvement upon the Leased Premises shall comply with the duly adopted Building Codes of the City, in effect at the time of such construction, repair and maintenance, the same as though the Leased Premises were located within the corporate limits of the City. Lessee shall be required to obtain any permit, and pay any fee, associated with such construction, repair and maintenance as though the Leased Premises were located within the corporate limits of the City.

b. Lessee shall, throughout the term of this Lease, at its own cost, and without any expense to Lessor, keep and maintain the premises, including all buildings and improvements of every kind that may be a part of the Leased Premises, and all appurtenances to the Leased Premises, in good, sanitary, and neat order, condition and repair, and except as specifically provided in this Lease, restore and rehabilitate any improvements of any kind that may be destroyed or damaged by fire, casualty, or any other cause whatsoever.

c. The damage, destruction, or partial destruction of any building or other improvement that is a part of the Leased Premises shall not release Lessee from any obligation under this Lease, except as expressly provided below. In case of damage to or destruction of any such building or improvement, Lessee shall at its own expense promptly repair and restore it to a condition as good or better than that which existed prior to the damage or destruction or remove such building or improvement & restore property to a clean condition.

d. In spite of anything to the contrary in the immediately preceding paragraphs of this section, in case of damage or destruction to improvements on the Leased Premises, to an extent that they are no longer useable by Lessee, Lessee may elect to terminate this Lease by written notice to Lessor; however, such termination shall not be effective until Lessee shall have either removed all of the improvements from the Leased Premises, and restored the property to a clean, sanitary and safe condition, or if Lessor at its sole discretion has waived in writing such action by Lessee.

e. The Lessor does not contemplate black-topping or hard-surfacing any of the roads at the Council Grove City Lake Park, however in the event that seventy-five percent (75%) or more of the leaseholders in any particular section should petition for hard-surfacing of roads serving that section, the Lessor shall have the right to make a special assessment against the leaseholders receiving the benefit of such improvements. Such assessment shall be on a "per lot" basis, or any other means the Lessor deems appropriate and payment of that special assessment is in addition to any other obligations herein.

f. The Lessor does not contemplate making any improvements for a sewage disposal system in the Council Grove Lake Park, however in the event that seventy-five percent (75%) or more of the leaseholders in any particular section should petition the Lessor for such a sewage disposal system, then the Lessor shall have the right to make a special assessment upon the leaseholders for payment for any and all costs and expenses for such system. Such special assessments shall be based upon a "per lot" basis or any other manner as the Lessor deems appropriate, and shall be in addition to any other obligations set forth herein.

**11. UTILITIES:** Lessee shall fully and promptly pay all monthly service charges for all water, gas, heat, light, power, telephone service, and other public utilities of every kind furnished to the leased premises throughout the term of this Lease, and all other costs and expenses of every kind whatsoever of or in connection with the use, operation, and maintenance of the leased premises and all activities conducted on the Leased Premises, and Lessor shall have no responsibility of any kind for any such costs and expenses.

**12. DEFAULT:**

a. Lessee shall be in default under the terms of this Lease if he/she/it shall fail to comply with any provision hereunder, and such failure continues for a period of sixty (60) days after Lessor has provided notice of such default, in writing. Such notice, on the part of Lessor, shall provide Lessee with a description of the default, the actions necessary to remedy the default, and shall allow the Lessee sixty (60) days within which to correct the default.

b. Except for a default by Lessee regarding the payment of rent under Section 5, or reimbursement of taxes and assessments under Section 8, Lessor shall have the right, upon the expiration of sixty (60) days following delivery of the notice set forth above, to either proceed to remedy the default itself and to assess the cost of such action against the Lessee, or bring an injunctive action, requesting a court of competent jurisdiction to order the Lessee to correct the default. In the event Lessor takes action, it shall be entitled to recover its actual costs, including reasonable attorney fees, plus an administrative fee of five percent of those costs. The administrative fee shall not exceed \$500.00. The costs and administrative fee imposed by the Lessor shall be billed to the Lessee and if not paid within thirty (30) days of such billing, Lessor shall be entitled to file notice of such costs with the Morris County Register of Deeds and such shall become a lien on the Leased Premises. If Lessor elects to bring an injunctive action to enforce the provisions hereunder, the prevailing party shall be entitled to recover their costs, including reasonable attorney fees.

c. If Lessee is in default for failure to pay rent, or other fees, pursuant to Section 5, or reimbursement of taxes and assessments under Section 8, upon expiration of sixty (60) days following delivery of the notice set forth above, Lessor shall be entitled to bring an action in a court of competent jurisdiction to recover such amounts and to also foreclose its first and prior lien on the Leased Premises, and shall be entitled to recover its costs, including reasonable attorney fees.

**13. QUIET ENJOYMENT/LESSORS RIGHT OF ENTRY:** Lessor covenants that Lessor is seized of the Leased Premises, in fee simple, and has full right to make and enter into this Lease and that Lessee shall have quiet and peaceable possession of the leased premises and improvements during the term of this Lease. Lessee shall permit Lessor and the agents and employees of Lessor to enter upon the unimproved portion of the leased premises at any time. Lessor and the agents and employees of the

Lessor may enter improvements at all reasonable times, with prior reasonable notice to the Lessee, for the purpose of inspecting the leased premises and improvements, inspecting for compliance with this Lease and any ordinances, or for the purpose of posting any notices.

**14. SPECIAL OBLIGATIONS OF THE CITY:**

- a. The city shall maintain all main roads within the Council Grove City Lake subdivision in order to provide the Leased Premises with access to public right-of-ways, consistent with the policy used within the City limits.
- b. The City agrees to work with CGCLA and any leaseholders to establish an Advisory Committee to the City Council on matters pertaining to the City Lake Park.
- c. The City shall maintain the Park, including the lake, and its supporting infrastructure, in compliance with all applicable statues, laws, rules and regulations. However nothing herein shall require the maintenance of the infrastructure which would be contrary to the best interest of the City.
- d. The Lake is the primary water source for the City and the City shall have the right to impose such ordinances, rules and regulations as it deems necessary to protect the water supply.
- e. The City agrees to compile and make public a semi-annual accounting of all revenues generated by, and expenses incurred for, the Council Grove City Lake Park. After the first year, the City further agrees to set aside and reserve 10% of the lease rent fee to be placed in a special Capital Improvement Fund to help finance improvements at the Council Grove City Lake Park that provide benefit to the Lessees and public access facilities. A committee, including representatives of CGCLA, shall be established for the purpose of reviewing and recommending expenditures from this fund. The City Council shall thereafter reasonably and in good faith determine the amount and purpose of expenditure from the fund, but shall not be bound to follow the committee's recommendations.
- f. Notice of any new ordinances enacted by the Lessor applicable to the Council Grove City Lake Park shall be sent, at the end of each calendar year to the Lessee.

**15. SPECIAL OBLIGATIONS OF THE LESSEE:**

- a. Lessee shall not do, or permit, anything upon the leased premises that will jeopardize the water supply of the City.
- b. This Lease does not, and is not intended to, contain all matters regarding the Lake Park and each leasehold. Lessee shall obtain, read and comply with all applicable laws, statues, ordinances, rules and regulations regarding the use of the Leased Premises.
- c. Lessee shall not use the premises so as to constitute a nuisance.
- d. Lessee shall be responsible for removal of garbage, rubbish, other waste and waste disposal from the Leased Premises, at Lessee's expense.
- e. Chemicals may only be used on leased premises with a Chemical Permit as set forth by city ordinance.

- f. On all cabins, homes, residences or dwellings located upon the lease site, there shall be displayed, clearly visible to the public, both the section number and lot number. The letters shall be at least three (3) inches in size.
- g. Nothing in this Lease shall be deemed to lease any tenant any surface water nor does it permit any Tenant to pump water out of the lake for any use without the approval of the City Council.
- h. Lessee may not make any new roads or ways of access to any leasehold in, upon or across the Lake Park or any part thereof.
- i. Before any building or improvement is placed upon the leasehold, the Lessee shall submit to the Lessor an application in writing setting forth a description of the outside dimensions of the building or improvement, the material to be used, the type of construction, and whether the same is new material or used material and such other information as may be requested by the Lessor.

16. **EMINENT DOMAIN:** In the event all, or any significant portion, of the Leased Premises is taken by an entity, using the entity's power of eminent domain, this Lease shall terminate. In such event, the parties hereto shall each be entitled to make claim against the condemning authority for the amount of any damages they have sustained as a result of such taking.

17. **VOLUNTARY SURRENDER:** Lessee, at any time during the term of this Lease, as long as Lessee is not in default of any provision hereunder, may voluntarily surrender its rights hereunder to Lessor, and upon doing so this Lease shall terminate, and both parties shall be released from the terms hereof. In order to voluntarily surrender its rights, Lessee shall notify Lessor of its intention to do so, in writing, and shall also file such notice with the Morris County Register of Deeds. Lessor shall have 60 days, from the date the notice is filed with the Register of Deeds, within which to either deny or accept such voluntary surrender, or to notify Lessee of any existing defaults that must be corrected by Lessee before such is acceptable. If Lessor fails to notify Lessee of any such defaults within such time, Lessor shall have been deemed to accept the voluntary surrender on the date the notice was filed with the Register of Deeds. If Lessor notifies Lessee of defaults to be corrected, such notice shall also be filed with the Register of Deeds. In the event Lessor notifies Lessee of defaults to be corrected, this Lease shall not terminate until such defaults are corrected and both parties have filed a consent to terminate the Lease with the Register of Deeds.

18. **RIGHT OF FIRST REFUSAL:** If at any time during the term of this Lease, Lessor shall receive from any third party a bona fide offer to purchase an individual leasehold the property to which this Lease is subject at a price and on terms acceptable to Lessor, Lessor shall give written notice of the price and terms to Lessee, and Lessee shall have thirty (30) days thereafter in which to execute a written agreement with Lessor for the purchase of such property at that price and on those terms. If Lessor shall so notify Lessee and Lessee shall fail to execute such agreement within the 30 day period, Lessor shall thereafter be free to sell the Property to the third party making the offer on the same terms and conditions set forth in the offer, subject to the terms of this Lease. Nothing herein shall be construed to require a right of first refusal if the Lake real estate is being sold in its entirety.

19. **REGISTER OF DEEDS:** As soon as practical after the execution of this Lease, the parties shall cooperate in its filing with the Morris County Register of Deeds. Lessee shall be responsible for all costs associated with such filing.

20. **NOTICES:** Any notices given by the Lessor to the Lessee will be given to the Primary Leaseholder designated herein at the address to which such Primary Leaseholder authorizes notice until such time, if any, the Primary Leaseholder authorizes a change in such by notice in writing. Any notices to the Lessor shall be given to the City Clerk at the Office of the City clerk of the City of Council Grove, Kansas. Notices or other communication pursuant to this lease shall be given by first class mail, postage prepaid, to:

the City:

City of Council Grove  
Attn: City Clerk  
P.O. Box 313  
Council Grove, KS 66846

Primary Lessee:

Robert Stephenson  
\_\_\_\_\_  
\_\_\_\_\_

21. **GENERAL TERMS:**

a. **NO WAIVER:** The waiver of either party, or the failure to take action by that party, with the respect to any breach of any term, covenant or condition contained in this Lease shall not be deemed to be a waiver of such term, covenant or condition or subsequent breach of the same, or any other term, covenant or condition contained in this Lease, nor will it bar enforcement of any term.

b. **BINDING:** The provisions of this Lease shall be binding upon and shall inure to the benefit of the parties, their heirs, executors, administrators, successors and assigns.

c. **TIME OF ESSENCE:** Time is of the essence of this Lease and of each and every covenant, term, condition and provision of this Lease.

d. **PARAGRAPH HEADINGS:** Paragraph headings are for convenience only and are not to be used in construing this agreement.

e. **GOVERNING LAW:** This Lease is entered into, and shall be governed by, the laws of the State of Kansas.

f. **ENTIRE AGREEMENT:** This Lease shall constitute the entire agreement between the parties. Any prior understanding or representation of any kind preceding the date of this Lease shall not be binding upon either party except to the extent incorporated in this Lease. Any prior written leases, whether oral or written, between the parties hereto, regarding the Leased Premises are hereby deemed to be null and void.

g. MODIFICATION: Any modification of this Lease or additional obligation assumed by either party in connection with this Lease shall be binding only if evidenced in writing signed by each party or an authorized representative of each party. This provision shall not apply to modifications of this Lease pursuant to paragraph 3 hereof.

**IN WITNESS WHEREOF**, the parties have set their hands the date set forth above.

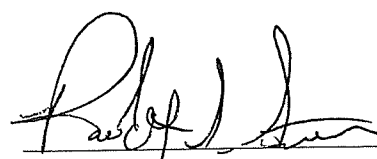
CITY OF COUNCIL GROVE, KANSAS

\_\_\_\_\_  
By:  
Mayor \_\_\_\_\_

ATTEST:

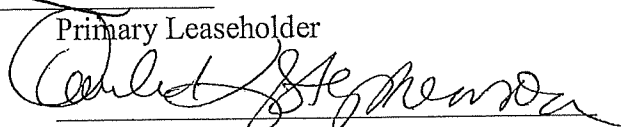
\_\_\_\_\_

\_\_\_\_\_  
City Clerk



LESSEE:

Primary Leaseholder



Lessee

\_\_\_\_\_  
Lessee

Address to which Primary Leaseholder authorizes Notices:

278 Lake Rd.  
Council Grove, KS 66846

The 911 Mailing address for this Leasehold address is as follows:

278 Lake Rd.  
Council Grove, KS 66846



**BILL OF SALE**

KNOW ALL PERSONS BY THESE PRESENTS, I/we the undersigned Grantor(s), in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations do, at the time of closing of the contract between the two parties, I/we do GRANT, SELL, TRANSFER AND DELIVER unto Robert L Stephenson and Carla K Stephenson Living Trust

and/or his/her heirs, executors, administrators, and assigns, hereinafter referred to as Grantee(s), the following existing goods and chattels, to wit:

Lake home and related improvements located in Final Plat, Council Grove Lake Park, Section E , Lot E - 13A , to Morris County, Kansas, 66846, including but not limited to: Water well & well equipment, septic system, all buildings, lake home, garage, boathouse, and dock and contents thereof, as well as the assignment of all of the grantors' rights under a Lease Agreement with the City of Council Grove.

TO HAVE AND TO HOLD, all and singular, the said goods and chattels forever; And the said grantor hereby covenants with said grantee(s) that he/she/they are the lawful owner(s) of said goods and chattels; that they are free from all liens and encumbrances; that he/she/they have good right to sell the same as aforesaid, and that he/she/they will warrant and defend the same against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said grantor(s) have hereunto set their hands this 12th day of July , 2021 .

Cheerie L Baker  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

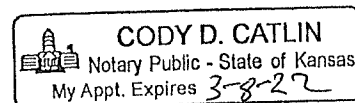
STATE OF Kansas , Morris COUNTY, ss.

BE IT REMEMBERED, That on this 12th day of July , 2021 , before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Cheerie L Baker, Trustee who are/is personally known to me to be the same person(s) who executed the foregoing bill of sale, and such person(s) duly acknowledged the execution of the same.

IN TESTIMONY THEROF, I have hereunto set my hand and affixed my notary seal on the day and year last above written.



www.CGLakeside.net



[Signature]  
Notary Public



## SEPTIC SYSTEM INSPECTION RESULTS

Section:  E  Site:  E-13A  Date:  June 21, 2021

Address:  278 LAKE ROAD

Septic System Type: Anaerobic: (X)

Aerobic (ATU/AWTDS): ( )

Septic Tank Capacity:  1000 GALLON

Septic Tank Material: Concrete: (X) Steel: ( )

Lift Pump: Yes: (X) No: ( )

Pumped By:  RODNEY WHITAKER  Date:  6-21-2021

Inspected By:  JAMES MASTERS  Date:  6-21-2021

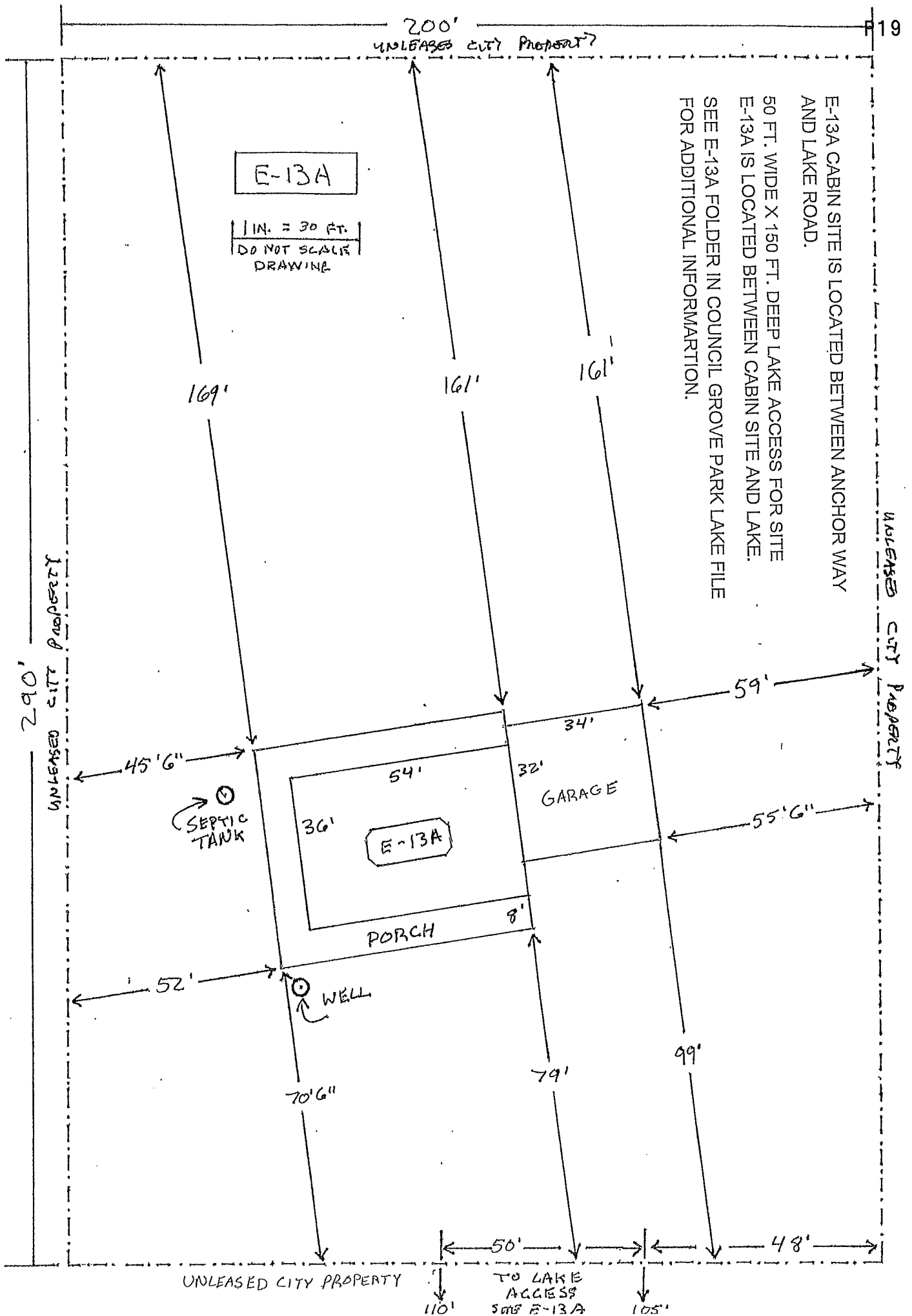
Inspected By: \_\_\_\_\_ Date: \_\_\_\_\_

Septic System Approved: Yes: (X) No: ( )

Comments:

Sincerely,

James Masters  
City Inspector



E-13A

1/4" = 30 FT.  
DO NOT SCALE DRAWING

E-13A CABIN SITE IS LOCATED BETWEEN ANCHOR WAY AND LAKE ROAD.  
50 FT. WIDE X 150 FT. DEEP LAKE ACCESS FOR SITE E-13A IS LOCATED BETWEEN CABIN SITE AND LAKE.  
SEE E-13A FOLDER IN COUNCIL GROVE PARK LAKE FILE FOR ADDITIONAL INFORMATION.

SEPTIC TANK

E-13A

GARAGE

PORCH

WELL

TO LAKE ACCESS 50' S OF E-13A

UNLEASED CITY PROPERTY

UNLEASED CITY PROPERTY

UNLEASED CITY PROPERTY

UNLEASED CITY PROPERTY

19

290'

200'

169'

161'

161'

45'6"

34'

59'

55'6"

52'

70'6"

79'

99'

50'

48'

110'

105'

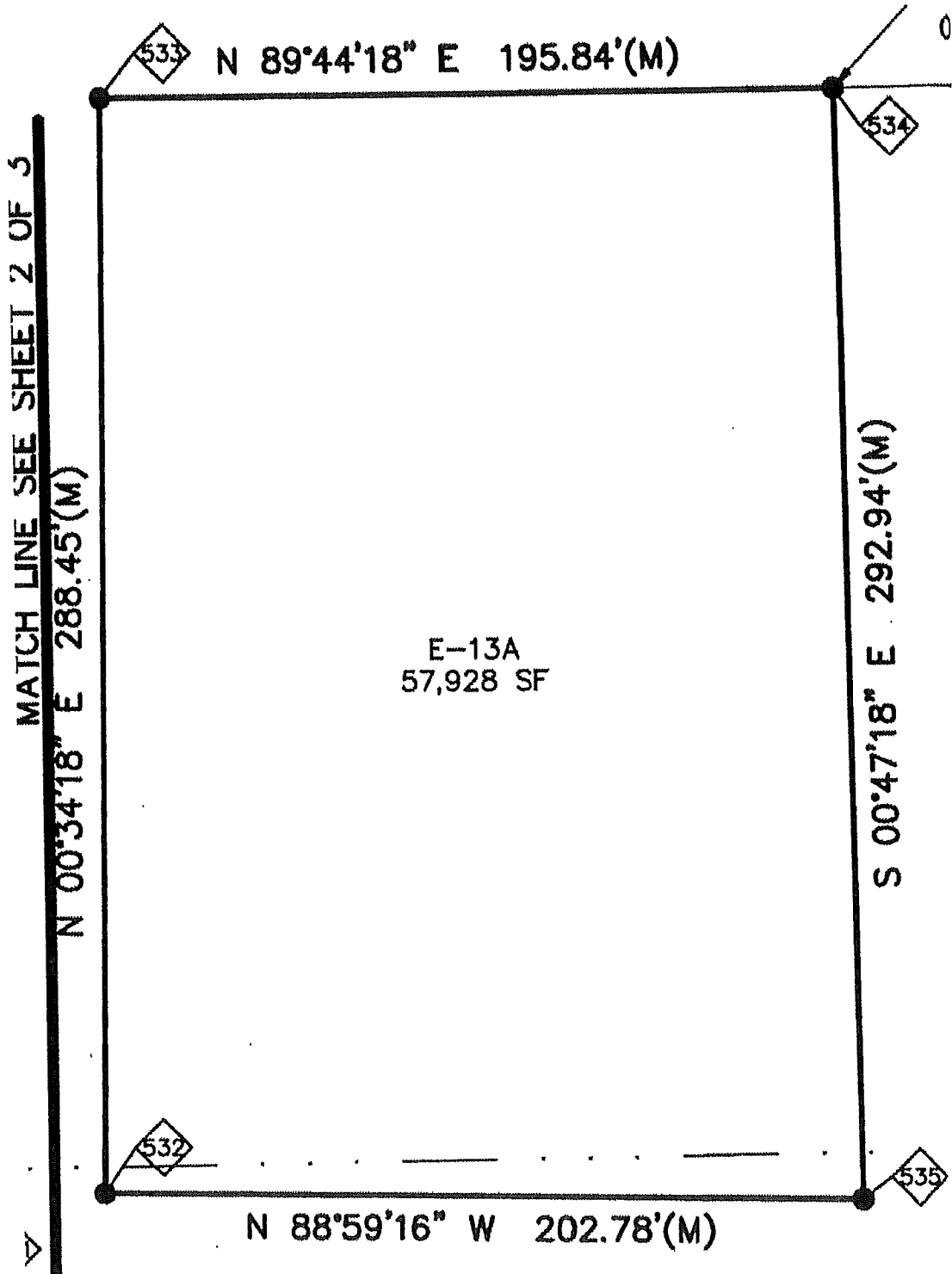
36'

54'

32'

8'

ROAD ACCESS SIDE



LAKE ACCESS SIDE

	527	126023.1623	1719814.1076		N38.67053652	W96.57279931
	528	125875.2400	1719741.5310		N38.67013356	W96.57306163
	529	126042.4375	1719739.5927		N38.67059266	W96.57305919
	530	126089.4532	1719738.8755		N38.67072177	W96.57305910
	531	126085.4788	1719811.9196		N38.67070769	W96.57280353
+	532	126134.6021	1719708.1485		N38.67084704	W96.57316422
+	533	126423.0421	1719711.0271		N38.67163879	W96.57313822
+	534	126423.9365	1719906.8620		N38.67163277	W96.57245236
STATE PLANE COORDINATES (UNADJUSTED) KANSAS NORTH ZONE 1501, NAD 1983, US SURVEY FEET				LATITUDE & LONGITUDE DECIMAL DEGREES		

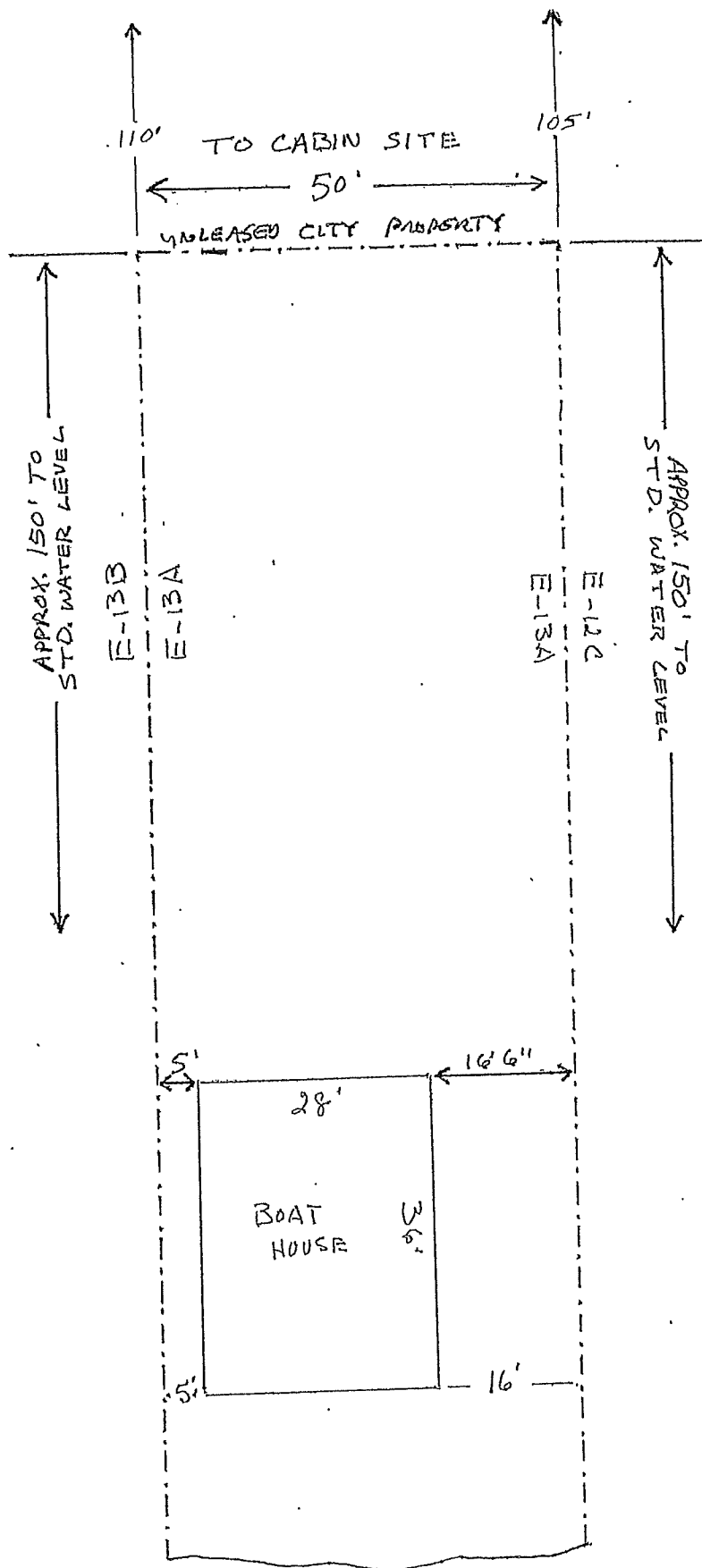
BOUNDARY CORNER COORDINATES					
◇	NORTHING	EASTING		LATITUDE	LONGITUDE
+	535	126131.0204	1719910.8928	N38.67082844	W96.57245442
	536	125864.8953	1719652.7254	N38.67010900	W96.57337318
	537	126041.8480	1719665.1470	N38.67059426	W96.57331992
	538	125872.0563	1719578.3902	N38.67013187	W96.57363310
	539	126127.9557	1719609.0906	N38.67083308	W96.57351148
	540	126139.5958	1719610.3360	N38.67086499	W96.57350647
	541	126114.1822	1719670.3018	N38.67079262	W96.57329788
	542	125879.7144	1719480.6427	N38.67015713	W96.57397498
	543	126105.3013	1719526.2050	N38.67077447	W96.57380299
	544	126138.3681	1719532.9707	N38.67086496	W96.57377747
	545	125919.4280	1719368.8185	N38.67027099	W96.57436439
	546	126138.8596	1719440.0975	N38.67087033	W96.57410268

E-13A

1 IN. = 20 FT.  
DO NOT SCALE  
DRAWING.

50 FT. WIDE X 150 FT. DEEP LAKE ACCESS FOR CABIN SITE E-13A.  
200 FT. WIDE X 290 FT. DEEP CABIN SITE E-13A IS LOCATED  
BETWEEN ANCHOR WAY AND LAKE ROAD.

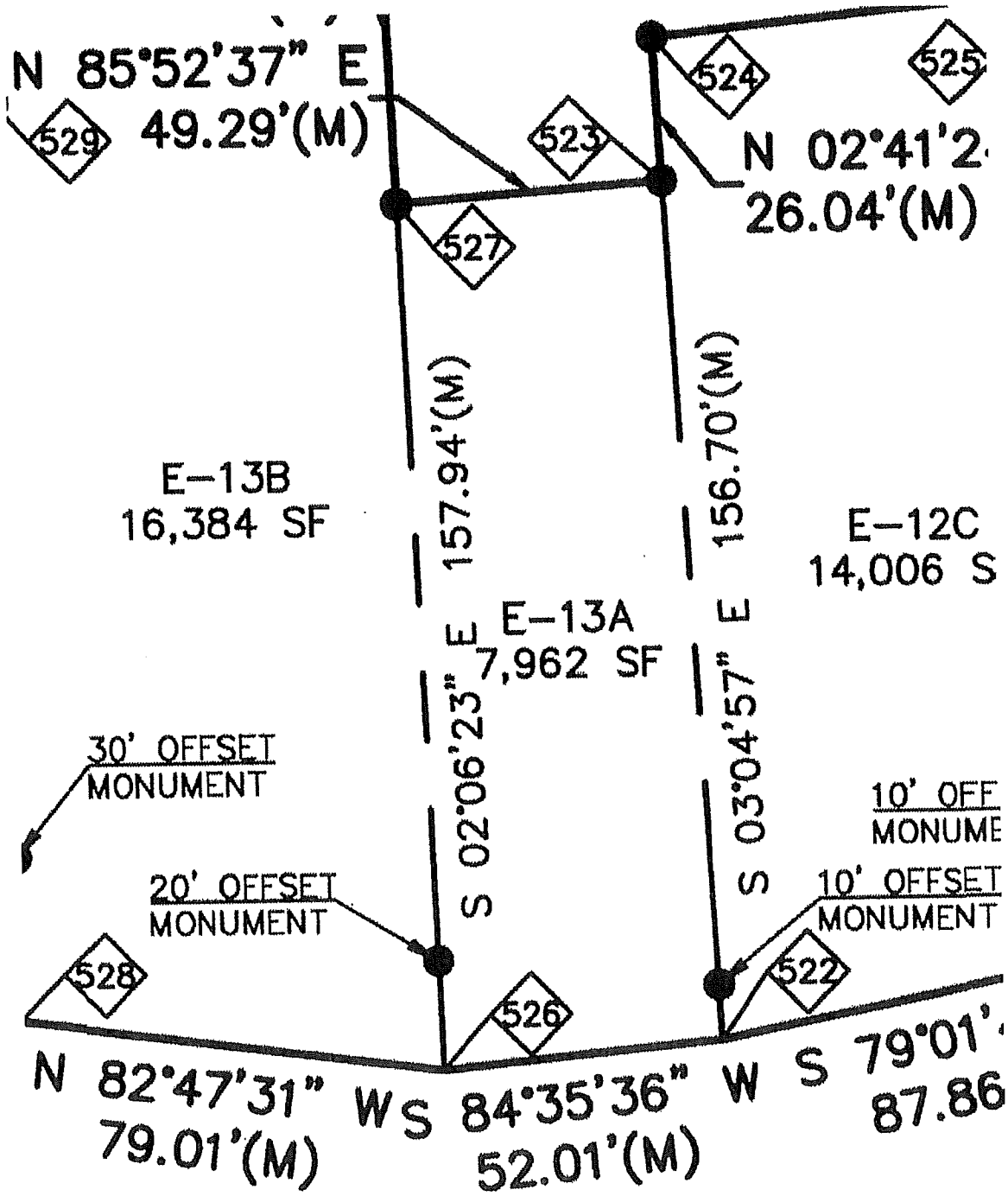
SEE E-13A FOLDER IN COUNCIL GROVE PARK LAKE FILE  
FOR ADDITIONAL INFORMARTION.



ROAD ACCESS SIDE

LAKE ROAD ACCESS SIDE

LAKE ROAD ACCESS SIDE



LAKE ACCESS SIDE

BOUNDARY CORNER COORDINATES				
◇	NORTHING	EASTING	LATITUDE	LONGITUDE
483	126569.3751	1720532.4228	N38.67200496	W96.57025362
484	126611.8019	1720677.3670	N38.67211515	W96.56974368
485	126549.1160	1720727.5861	N38.67194088	W96.56957128
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487	126474.2694	1720765.3022	N38.67173376	W96.56944334
488	126438.4561	1720666.4770	N38.67163973	W96.56979141
489	126403.7318	1720570.4211	N38.67154856	W96.57012971
490	126482.5997	1720546.5008	N38.67176612	W96.57020912
491	126398.6534	1720808.7077	N38.67152429	W96.56929552
492	126372.1141	1720710.6137	N38.67145568	W96.56964051
493	126352.7043	1720638.6217	N38.67140551	W96.56989370
494	126338.3359	1720585.4775	N38.67136837	W96.57008060
495	126400.2721	1720561.0129	N38.67153947	W96.57016285
496	126289.7733	1720838.2273	N38.67122409	W96.56919817
497	126264.1494	1720673.8270	N38.67116087	W96.56977531
498	126281.5220	1720651.1673	N38.67120955	W96.56985370
499	126120.3186	1720759.1352	N38.67076231	W96.56948452
500	126248.5451	1720682.6623	N38.67111765	W96.56974523
501	126072.2774	1720673.4727	N38.67063413	W96.56978716
502	126214.2997	1720618.0896	N38.67102643	W96.56997326
503	126050.3581	1720574.2140	N38.67057826	W96.57013597
504	126188.2755	1720517.3473	N38.67095936	W96.57032749
505	125993.2821	1720487.4334	N38.67042533	W96.57044303
506	126163.8254	1720425.5982	N38.67089621	W96.57065014
507	125953.3888	1720395.2337	N38.67031980	W96.57076811
508	126156.9997	1720359.3116	N38.67088034	W96.57088265
509	125939.5342	1720297.8744	N38.67028598	W96.57110982
510	126111.4988	1720289.4925	N38.67075845	W96.57112967
511	126146.3891	1720287.7048	N38.67085431	W96.57113400
512	125922.0251	1720204.0166	N38.67024198	W96.57143946
513	126107.8085	1720222.0740	N38.67075124	W96.57136596
514	125919.5375	1720115.1342	N38.67023900	W96.57175086
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523	126026.7060	1719863.2686	N38.67054412	W96.57262695
524	126052.7164	1719862.0465	N38.67061558	W96.57262980
525	126059.6088	1719931.2002	N38.67063151	W96.57238724
526	125865.3270	1719819.9127	N38.67010295	W96.57278769
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529	126042.4375	1719739.5927	N38.67059266	W96.57305919
530	126089.4532	1719738.8755	N38.67072177	W96.57305910
531	126085.4788	1719811.9196	N38.67070769	W96.57280353
532	126134.6021	1719708.1485	N38.67084704	W96.57316422
533	126423.0421	1719711.0271	N38.67163879	W96.57313822
534	126423.9365	1719906.8620	N38.67163277	W96.57245236
STATE PLANE COORDINATES (UNADJUSTED) KANSAS NORTH ZONE 1501, NAD 1983, US SURVEY FEET			LATITUDE & LONGITUDE DECIMAL DEGREES	





CITY OF COUNCIL GROVE · 205 UNION STREET · PO BOX 313

COUNCIL GROVE, KS 66846 · 620-767-5417 · COUNCILGROVE.COM

## Sales Tax Grant Committee Recommendation

**Voices of the Wind Pageant:** Requested \$5,000 in sales tax grant funding. The Sales Tax Grant Committee voted to recommend the approval of the grant request for \$5,000 from the sales tax grant fund to the City Council.

**Council Grove Arts Council – SethFest:** Requested \$10,000 in sales tax grant funding. The Sales Tax Grant Committee voted to recommend the approval of a modified amount of \$5,000 from the sales tax fund to the City Council.

**Historic Preservation Corp:** Requested \$15,000 in sales tax grant funding. The Sales Tax Grant Committee voted to recommend the approval of a modified amount of \$5,000 from the sales tax fund to the City Council.

**Kansas Agriculture & Rural Leadership, Inc. (KARL Program):** Requested \$2,700 in sales tax grant funding. The Sales Tax Grant Committee recommended the approval of the grant request for \$2,700 from the sales tax grant fund to the City Council.

City of Council Grove  
Promotion Grant

Amount being Requested \$ 5,000

Organization Name Voices of the Wind People Pageant, committee of Friends of Kaw Heritage

Address 704 Hickory Council Grove Ks 62846  
Street City State Zip

Contact Person's Name Sharon Hawn

Contact Person's Phone Number 620-767-3022

Anticipated Project Period: from Sept 17 to Sept 18, 2021

Are you requesting an exemption from the one year limit on money usage? no

Is this organization tax-exempt? Yes

Total Project Cost \$ 23,990.-

Explain how applicant is providing their 20% portion of grant. Organization has \$7,164.23 in bank account, has received \$11,000 from other foundations. Because of increase in sound costs, the committee is requesting \$5,000 to cover increase of sound costs.

I agree to refund all unused grant monies to the City of Council Grove, once the project has been completed. I also agree to refund all unused grant monies if the Governing Body of the City of Council Grove deems that this project has not been completed within one year, unless time limit exemption has been granted. I also agree and understand that receipts of purchase must be provided to the City of Council Grove, so direct payment to vendors can be accomplished.

Signature Sharon Hawn Date 6-30-2021

With this application, please provide a letter of need that explains why you feel grant money should be awarded for this project.

Listed below are ideas you may or may not want to include in the letter of need:

1. Geographic Area to be served.
2. How will this request benefit the community of Council Grove as a Promotions Grant?
3. What are the problems that this project will try to solve?
4. What kind of local support is there for the project?
5. How will this grant, if awarded, be used?
6. Any additional information you would like us to consider.

To the City of Council Grove Promotions Grant Committee,

The performance of the historical pageant, *Voices of the Wind People* provides an understanding of the history of Council Grove, the Kaw Nation, and the Santa Fe Trail to people in the community as well as the State of Kansas and beyond. These performances bring visitors to our community.

In addition to the Friday and Saturday evening performances of the pageant, the Santa Fe Trail 200 committee has planned two full daytime activities, a Wagon Show bringing nationally known wagon experts, blacksmiths and a wheelwright, as well as original wagons and other trail vehicles to complete the wagon show. The two days will include speakers on all phases of the Santa Fe Trail trade. This show will be in the Council Oak Park.

Another part of the two-day event will be a large mountain-man encampment at the swimming pool park. This group of historically accurate mountain-man camps will welcome visitors to visit the authentic camps and learn what life was like in the 1800's mountain camps.

These two large day-time events, as well as the pageant performances will draw people to our community, staying here, buying food and other items, helping our businesses and the community's sales tax numbers.

The problems this solves include the benefit to the economy of the community as well as giving locals and visitors an understanding of the history of the community.


Local support includes the support for other granting foundations and the 125 plus people who participate in the pageant production, either on state, and as the staff behind the scene. This event began 28 years ago, and has been supported every two years to be produced again and again. This weekend event, titled Rendezvous at Council Grove, is being promoted through the Santafetrail200.com web site, the voicesofthewindpeople.com web site, other newspaper and marketing, and all along the Santa Fe Trail in the trail-wide promotion of all the SFT events.

This sales tax grant will be used to help pay for the sound production as well as the wagons and other parts of the performance that are not available in this community. The new amphitheater, which hopefully will increase the attendance to the performances, does present new and welcome problems for the production. One major change will be the sound. In the past the pageant crew has borrowed and patched together elements to provide the sound. But with the new and much larger amphitheater, we will be hiring a sound provider to provided the kind of sound needed for the new space.

Attached to this letter, we have attached a short description of the pageant, a longer performance by performance description, and the past financial history and 2021 budget for this year's performances.

Thank you for considering helping finance this Council Grove event.

Sincerely,

  
Sharon Haun

Voices of the Wind People pageant chairperson

## *Voices of the Wind People*

September 17 and 18, 2021

Old Riverbed amphitheater

Council Grove, Kansas

### Pageant Description

The *Voices of the Wind People* pageant was conceived to provide the public with a historically accurate story of the clash of two cultures, Native American and Euro-American, in the historic setting of Council Grove on the Santa Fe Trail. The two main pageant characters, Chief Allegawaho, Kanza (Kaw) Chief and Seth Hays, Council Grove's first Euro-American resident, narrate this compelling story. The first production was in 1992, with performances in 1993, 1996, 1999, 2001, 2004, 2006, 2008, 2010, 2012, 2014, 2016, and 2018. Because of the 200<sup>th</sup> anniversary of the Santa Fe Trail scheduled for 2021, the decision was made to stretch the time between performances to three years.

The performances takes place in the old Neosho riverbed near historic downtown Council Grove and adjacent to the Santa Fe Trail crossing on the Neosho River. The production incorporates historic photos, images of the prairie landscape, and video images with the live-action of a pack train, wagon train, stagecoach, riders on horseback, tepees, 1850's town residents, and the campfire of a Kanza village.

Approximately 30 – 35 Kanza Indians of the Kaw Nation, who once lived in the Council Grove area, return to participate in this production. They provide the principal narration of Chief Allegawaho, enact village scenes and perform dramatic roles and traditional dances.

The production of *Voices of the Wind People* is accomplished completely by volunteer staff and performers requiring the involvement of approximately 125 people per performance. These volunteers are willing to give their time because they believe in the importance of this story. Each year this is performed, over 4,000 volunteer hours have been recorded.

The 2021 performances will be September 17<sup>th</sup> and 18<sup>th</sup> at 8:00 p.m. in the new permanent amphitheater located in the old riverbed, beside the Neosho River Riverwalk, in Council Grove. Tickets and information available at the web sites, [Santafetrail200.com](http://Santafetrail200.com) and [voicesofthewindpeople.com](http://voicesofthewindpeople.com). Contact information: Sharon Haun, committee chairperson, 767-3022, [khaun@tctelco.net](mailto:khaun@tctelco.net), or Council Grove Chamber of Commerce, (620-767-5413, or [chamber@tctelco.net](mailto:chamber@tctelco.net)

## History of the Pageant, *Voices of the Wind People*

The idea for the pageant, *Voices of the Wind People*, began early in 1992 with a conversation between Ron Parks, Kaw Mission State Historic Site curator and Debbie Wiard, Council Grove Chamber of Commerce Manager. Wiard suggested a reenactment of the Signing of the Treaty at the Council Oak and asked Parks if he would be willing to author a script. After consideration, and making an outline of the possibilities, he realized this would be a much bigger event than just a part of the Washunga day activities.

Parks began researching and writing, and in several months, had a script which was submitted to the Kaw Nation and a number of interested people in the Council Grove area. The Kaw Nation approved and discussion continued with the Kaw Nation, securing their agreement to participate in the production with singers and dancers. They also agreed to find performers for the narration and visual of the part of Chief Al-le-ga-wa-ho.

A committee was developed and the work began. Financial needs were determined, which included the construction of a screen, set, and seating for the audience; letters and speakers were sent to all local clubs, organizations and foundations describing the project and asking for their support of funding and man/woman power. Some organizations sent representatives to the committee and many donated and promised funding. The committee raised \$6,100 from Council Grove groups. Given the uncertainty of ticket sales and the possibility of rain-outs, the committee determined it would be the policy of the committee to establish the budget needed and have those funds in hand before the performance.

Parks and Wiard headed the committee and Joe Glotzbach agreed to direct the production. The committee worked all summer to construct the screen, build and paint the flats for the Council Grove town scenes. The old riverbed area, northwest of the main street bridge was chosen for the site of the production and the committee began to construct the pit area, cut steps into the hillside and construct seating of concrete blocks and planks. All the work was done by volunteers, donating their time, talent and tools to bring the dream to reality. There were 18 members in the committee.

In addition to the set pieces for the depiction of the town, five tepees were constructed on the right side of the stage, complete with a campfire. The production incorporated a pack train and five wagons with teams which drove across the stage portraying the Santa Fe Trail activity. The Kaw Nation provided drummers, singers and dancers who performed several times throughout the production.

### **1992 Performance, September 26**

The 1992 production was a resounding success with nearly 1,200 people in the audience. Luther Pepper, Kaw Nation, narrated the part of Chief Al-le-ga-wa-ho, Carl Ponca was the visual Chief Al-le-ga-wa-ho, David Clapsaddle of Larned played Seth Hays and Shirley McClintock played Eliza Huffaker. The cast, including the participants from the Kaw Nation, totaled 92. There were 10 people in the crew.

### **1993 Performance, September 25**

After the 1992 performance, the committee was so excited about the response, they decided to do a repeat performance in 1993. Parks and Merry Barker chaired the committee and Glotzbach again agreed to direct. Again, the group worked at fund-raisers to acquire the needed budget of \$5,500. T-shirts were again produced and sold, as they had for the 1992 production. During the summer of 1993, more work was done on the amphitheater area, adding railroad ties for steps and dealing with serious drainage problems which caused a small pond south of the stage area. The committee also had the responsibility of keeping the area free of weeds, continuing through the early years of production. The City of Council Grove has now assumed the mowing responsibility.

An abundant amount of rain the week of the performance threatened the production, but "the show went on." The skies did clear just prior to the performance. However, the threatening rain affected the attendance and a smaller attendance (786) was recorded.

Pepper narrated the part of Chief Al-le-ga-wa-ho, Ponca was the visual Al-le-ga-wa-ho, Ken McClintock portrayed Seth Hays and Sharon Haun portrayed Eliza Huffaker. The Kaw Nation

participated with dancers and singers, five tepees occupied the right side of the set and the wagons and pack trains made their appearances. The cast totaled 102, crew of 10. Total expenses for the 1993 production were \$5,291, ticket sales were \$3,454. The group raised \$974 with fundraising events.

#### **1996 Performance, September 20 & 21**

The next performance was set to coincide with the 175th anniversary of the opening of the Santa Fe Trail. The production was expanded to two nights, hoping that if rain threatened, it would not wipe out two consecutive performances. Barker and Glotzbach chaired the committee, Glotzbach directed. The budget was set at just over \$8,000. Fund-raising events included duck races on the river, chili feeds, t-shirt sales, and ice cream socials, raising \$5,064. The Kansas State Historical Society and Friends of Kaw Heritage contributed funds. Again, rain threatened, but the performance went on both evenings, total attendance, 1,076, with cast and crew – 109. Pepper, Ponca, McClintock and Haun played the major parts. The Kaw Nation brought dancers and singers and the wagon and pack trains made their appearances. Total expenses were \$8,766 and ticket sales were \$5,056.

#### **1999 Performance, September 24 & 25**

The 1999 performance was set to coincide with the Santa Fe Trail Symposium scheduled to be in Council Grove at that time. Again, two performances were planned with Glotzbach directing. Glotzbach and Barker chaired the committee. The committee continued maintaining the amphitheater area and conducting many fundraising events. The main cast parts consisted of the same people as the 1996 performances. Attendance totaled 1,255 with cast and crew, 118. Expenses were \$10,320 and ticket sales were \$9,333. The script and production were the same as the past years. Fund-raising \$2,810.

#### **2001 Performance, Sept 21 & 22**

As the year 2001 was the 140<sup>th</sup> anniversary of Kansas Statehood, a production was scheduled for September of that year. Parks and Barker chaired the committee. Parks made many revisions and additions to the script, and after approval from the Kaw Nation, the committee proceeded to implement the changes. Kathleen Haun replaced Glotzbach as the main director. Cheryl Hayes and S. Haun shared co-directing responsibilities until K. Haun arrived from CA. two weeks prior to the performance.

One major change was the production of a video to portray the event of the hanging of the two Kaw braves. The Kaw Nation recruited horses and riders to reenact the Kaw participation in the event. David McFarland from Kansas State University agreed to do the filming and K. Haun agreed to direct the production and filming. They, with supporting crew of four members, made the trip to Kaw City during that summer to film. They also filmed the Council Grove town men during a separate day of filming at CG. Twenty-five Council Grove men were recruited to participate in the production of the video.

Other parts of the script were expanded adding speaking parts for the Kaws, more dramatic scenes of Council Grove events, and music. The lighting and sound took on additions and changes. And, as in the prior years, the committee spent many hours working on the amphitheater area. Each year the concrete blocks had to be reset to hold the planks for seating. The performance came on the heels of the 9/11 attack, which seemed to have an affect on the attendance, total 1,170. The cast and crew totaled 114. Major performers were the same. The Kaw Nation provided dancers and singers, the wagon and pack trains appeared again and a stage coach was added to the production. Total expenses were \$13,810 and ticket sales were \$9,350. Fund-raising and grants \$6,274.

The Kaw Nation generously returned their checks totaling \$4,000. With that generous action, plus a number of grants and fundraisers, the committee ended the 2001 production with nearly \$9,000 in the bank. Big sigh of relief as it indicated we could continue the production and be able to expand the promotions and other aspects of the performance.

#### **2004 Production, October 1 & 2**

2004 was selected for the next performance as that year was the 150<sup>th</sup> anniversary of the opening of the Kansas Territory. Parks and Barker continued as co-chair the committee. K. Haun, CA, was selected to direct the performances. Hayes and S. Haun shared directing responsibilities until K. Haun

arrived two weeks prior to the performance.

Again the Kaw Nation offered to take all the financial responsibility of their participation in the performance. Total expenses for the 2004 production was \$13,539 and ticket sales were \$8,963. Fund-raising and Grants \$2,215.

#### **2006 Production, September 15 & 16**

K Haun again directed, with S. Haun and Hayes assisting. S. Haun assumed the chairmanship of the committee. Major performers were the same.

The Kaw Nation took all the financial responsibility of their participation in the performance. Total expenses for the 2006 production was \$13,556 and ticket sales were \$5,333. Fund-raising and Grants \$735.

#### **2008 Production, September 12 & 13**

K. Haun directed, with S. Haun and Hayes assisting. The three major speaking parts were filled by new actors. Mark Brooks appeared as Seth Hays, Dawn Walters and Jeremiah Hershberger as Eliza and Thomas Huffaker.

The much feared "rain-out" began to be a probability - the rain was so prolonged, it became clear by Wednesday of the performance week that we would not be able to use the old riverbed. The director, K Haun suggested we moved the performance to the auditorium. Many thought it couldn't be done, but we did it, to good reviews. Attendance was poor, as we had not advertised a rain alternative. Until we tried it, most believed the performance could not be moved inside. In the future, the rain location was part of the advertisement.

The Kaw Nation took all the financial responsibility of their participation in the performance. Total expenses for the 2008 production was \$11,923 and ticket sales were \$4,557. Fund-raising and Grants \$6,578.

#### **2010 Production, September 17 & 18**

K. Haun directed, with S. Haun and Hayes assisting. Mark Brooks appeared again as Seth Hays, Sarah Horning as Eliza and Dennis Wright as Thomas. Weather was clear, and we had two successful performances. Work continued to develop the set. As usual, we again set up the seating and set. Many of the original support crew (those who worked on all those fund-raisers) began to age and working all the fund-raising events became harder and harder. So the committee applied for and received foundation grants to help with the costs. Ticket sales were \$5,692, and expenses \$11,054.

#### **2012 Production, September 21 & 22**

The 2012 performances went off as hoped. The committee determined to invest the \$6,000 that has been raised several years before towards a permanent amphitheater in lighting equipment that would be suitable when a permanent facility is built. These lights are stored during the off-season, and when a permanent facility is constructed, they can be left in place for the season. The new lights greatly improved the audience's ability to enjoy the performances. K. Haun directed the performances.

#### **2014 Production, September 19 & 20**

The committee's worst fears happened - rain. K. Haun again was director. Nearly 50 members from the Kaw Nation came to participate. Earlier in the week, the forecast was not especially threatening, so we did not rehearse the cast for a move to the auditorium. Then after the Wednesday rehearsal, a violent storm moved through, playing havoc with the electrical and set at the performance area, in particular, the lighting knocked out the new lighting equipment. The lightning strikes actually knocked out the computer settings and having not discovered that problem until just before Thursday's dress rehearsal, we did not have the personal to correct it before the Friday performance, so we resorted back to the lighting used in previous years for the Friday performance. (The new lighting was actually not damaged, but we couldn't get it corrected before the performance.)

Saturday, as we stayed glued to the weather reports and radar, it appeared the storms were going around us. Then suddenly, about 5:00 p.m., a large storm popped up directly north of Council Grove. And instead of continuing on northeast, as most of our storms do, it appeared to be moving directly south. By 5:30, we were under a downpour, which continued for over an hour. There was a foot of water past the tepees and into the main stage area. The storm came so quickly, we did not have time to

rescue stage props to move to the auditorium, and reorganize the move of the cast. Sadly, we had to cancel the performance.

Interestingly, as we surveyed the cast and the members of the Kaw Nation, the opinion was mixed about moving the performance inside. Some opinion was that it loses too much of it's effect when performed inside. However, the decision of the committee and the Kaw Nation is we will, in the future, always have one rehearsal inside, so we can quickly move it we get caught by weather again.

Consequently, our ticket sales was only \$2,325, and our bank balance dropped to an all-time low.

#### **2016 Production, September 16 & 17**

We had two good performances this year. Luther Pepper, who had been the voice of Allegawaho since 1992 had to give up that role, due to declining health. Jim Pepper Henry filled the role. Other major roles stayed the same. In the case of rain, we planned to move the performance to the auditorium, however, the rain stayed away. 28 Kaw Nations members and 65 towns people from Council Grove, plus a crew of 12, participated in this performance. Ticket income for the two nights was nearly \$5,000, attendance was nearly 600 total for the two nights.

#### **2018 Production, September 14 & 15**

Two performances this year with Curtis Kekahbah as the voice of Chief Allegawaho. Other performers stayed the same. Director was K. Haun. 26 Kaw Nation members and 57 town people and pack train participants were a part of the performances. Ticket income for the two nights, was \$7,462.69.

#### **Conclusion**

As can be seen by the amounts of expenses vs. ticket sales, the production of this pageant would not have continued without the continuous fund raising activities during the early years (wondering how many freezers of ice cream, pies and cakes were made and sold) and the generous foundation grants and donations that were made over the years. In addition, the physical and financial support of the Kaw Nation has made this event possible.

Countless hours of volunteer labor have been contributed by many Council Grove residents. Each time the pageant was performed, they built and rebuilt the amphitheater and stage area, recruited cast and crew members, purchased and made the 1850's costumes, painted and re-painted the set, provided props, worked many hours on the promotion and advertising and completed all the many details to produce a performance of this magnitude. And, it was all done in the spirit and belief that this is an important story that needs to be told. It also brings visitors to Council Grove, contributing to the economy of the area.

The large expenses are the advertising, the sound equipment, and the contracts to bring in the tepees, wagons and stagecoach, with the supporting animals. All of these items are not available in our community.

There was serious discussion after the 2004 performances about the future of the event. After discussion with the Kaw Nation, the committee decided to continue and to set a regular bi-annual schedule for future productions. That commitment would benefit the promotion of future performances. Financially, the committee has taken seriously the commitment to have, in hand, the funds needed to produce the event before the actual performances. Because weather is always a threat, obligating ticket sales to pay the expenses could leave the event in the red. For many years they conducted fundraising events to have the needed budget before the actual performance. Beginning in 2010, the committee began requesting grant assistance. Without the foundations' assistance, this event would not be able to continue.

The pageant performances have always brought people and money to our community, and additional Saturday events will increase that tourist interest in our community. And this year, the dream of permanent amphitheater seating has realized. All those hours of building and rebuilding the seating will not be necessary for this and future productions.

Revised November, 2018

Updated, April, 2021



**3** *Voices of the Wind People Pageant Summary of Income and Expenses-1992 - 2018, Budget for 2021*

	1992	1993	1996	1999	2001	2004	2006	2008	2010	2012	2014	2016	2018	Budget
<b>Expenses</b>														
advertising		\$889.41	\$961.33	\$2,285.75	\$3,035.50	\$3,313.34	\$1,323.34	\$1,977.57	\$2,724.21	\$3,457.49	\$3,034.12	\$3,450.14	\$3,500.00	
Insurance		\$183.75	\$839.00	\$890.00	\$924.00	\$1,200.00	\$559.68	\$689.00	\$680.00	\$742.00	\$649.00	\$700.00	\$700.00	
Kansas Graphics - flyers & posters	\$715.11	\$393.20	\$852.10	\$871.92	\$710.20	\$323.57	\$783.05	\$777.53	\$769.84	\$775.20	\$1,200.11	\$1,449.44	\$1,500.00	
Kinko's - ticket printing	\$37.50	\$72.29	\$77.06	\$72.32	\$78.15	\$35.95								
Musicians, performers	\$1,700.00	\$70.00	\$100.00	\$515.00	\$500.00				\$500.00	\$925.00	\$1,048.48	\$500.00	\$250.00	
Kaw Nation	\$1,700.00	\$3,400.00	\$3,400.00									\$1,426.54		
Video expense at Kaw Nation				\$287.95										
Light repair												\$253.44	\$1,170.33	\$2,000.00
Sound Systems	\$400.00	\$600.00	\$1,094.66	\$1,570.00	\$1,675.00	\$2,000.00	\$3,557.68	\$821.40	\$1,348.49	\$1,055.00	\$1,000.00	\$1,155.00	\$5,000.00	
Blue Hawk - Teepee, store materials, pac	\$300.00	\$500.00	\$600.00	\$1,000.00	\$1,000.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	
Wagons & Stage coach	\$100.00	\$200.00	\$550.00	\$2,050.00	\$1,750.00	\$2,625.00	\$1,280.00	\$3,350.00	\$3,650.00	\$3,950.00	\$4,200.00	\$4,200.00	\$4,700.00	
Set construction/repairs	\$780.67	\$125.46	\$250.04	\$1,010.64	\$199.84	\$314.34	\$556.77	\$239.91	\$892.92	\$134.36	\$145.33	\$410.06	\$500.00	
Porta Potties					\$300.00	\$240.00	\$150.00	\$324.90	\$243.88	\$200.00	\$327.60	\$327.10	\$400.00	
T-Shirts -	\$504.82	\$1,016.48	\$970.20	\$642.60	\$1,159.17	\$786.97	\$1,011.26	\$601.00	\$575.00	\$350.00	\$1,300.00	\$432.00	\$500.00	
Staff for production				\$450.00	\$400.00	\$300.00						\$519.02	\$1,000.00	
Miscellaneous	\$353.16	\$594.53	\$422.88	\$165.69	\$1,095.42	\$710.05		\$181.37	\$850.48	\$156.94	\$519.02	\$610.60	\$700.00	
Web site												\$240.00	\$240.00	
fundraising expense		\$317.68	\$498.55		\$39.71	\$76.46	\$189.82	\$91.13						
Totals		\$8,362.80	\$9,776.82	\$11,751.87	\$12,866.99	\$13,425.68	\$11,923.43	\$11,053.91	\$14,409.62	\$14,321.47				
expenses for in between years	\$480.15	\$404.15	\$526.04	\$2,059.26	\$673.75	\$130.62	\$52.01							
total expenses for each pageant year	\$5,771.41	\$8,765.95	\$10,302.86	\$13,811.13	\$13,540.74	\$13,556.30	\$11,975.44	\$11,053.91	\$14,409.62	\$14,321.47	\$15,361.16	\$17,229.67	\$22,990.00	
Beginning balance --	\$3,716.47	\$3,159.62	\$6,169.39	\$11,293.20	\$12,872.82	\$10,510.58	\$4,794.01	\$5,042.92	\$8,742.46	\$6,729.84	\$2,232.37	\$2,921.21		
<b>Income</b>														
Tickets	\$3,454.00	\$5,046.00	\$9,333.00	\$9,350.00	\$8,963.00	\$5,333.00	\$4,557.00	\$5,692.00	\$4,597.00	\$2,324.00	\$4,930.00	\$7,462.69		
Grants and gifts	\$6,100.00	\$1,250.00	\$1,000.00	\$1,000.00	\$825.00	\$20.00	\$5,230.00	\$7,300.00	\$7,800.00	\$7,500.00	\$10,500.00	\$13,500.00		
Kansas State Historical Society		\$250.00	\$1,000.00	\$250.00	\$250.00									
Friends of Kaw Heritage		\$1,708.50	\$926.00	\$659.00	\$416.00	\$714.60	\$1,347.35	\$753.45						
Ice Cream Socials and other fund raising	\$764.75	\$1,591.43	\$1,589.53	\$1,589.50	\$687.00	\$1,207.13	\$1,090.00	\$1,008.00						
Sale of T-Shirts	\$210.00	\$169.23	\$394.76		\$565.00									
other - quilt in 2006	\$6,100.00	\$4,428.75	\$10,015.16	\$13,243.29	\$14,048.50	\$11,141.00	\$7,839.73	\$12,224.35	\$14,753.45	\$12,397.00	\$9,824.00	\$18,282.37	\$21,542.69	
Totals	\$775.81	\$1,760.56	\$2,184.38	\$1,342.25	\$37.50									
Income for in between years	\$5,204.56	\$11,775.72	\$15,427.67	\$15,390.75	\$11,178.50	\$7,839.73	\$12,224.35	\$14,753.45	\$12,397.00	\$9,824.00	\$2,232.37	\$2,921.21	\$7,164.23	
Total income for each pageant year	\$3,159.62	\$6,169.39	\$11,293.20	\$12,872.82	\$10,510.58	\$4,794.01	\$5,042.92	\$8,742.46	\$6,729.84	\$2,232.37	\$2,921.21			

Note: no 1992 financial records found. \$6,100 was raised from clubs, foundations & individuals to finance set construction, stage, seating, and expenses of first performance. We do have 1993 beginning balance.

2012 - permanent lights were purchased from funds raised for permanent amphitheater. Cost, \$7,670.68 from funds

City of Council Grove  
Sales Tax Grant

Application must be filled out completely to be considered.

Amount being Requested \$ 10,000

Organization Name Council Grove Arts Council

Address 420 Chick St. Council Grove KS 66846  
Street City State Zip

Contact Person's Name Max Byrnam

Contact Person's Phone Number 785-561-0680

Anticipated Project Period: from Aug. 20 to 26

Are you requesting an exemption from the one year limit on money usage? No

Is this organization tax-exempt? Yes

Total Project Cost \$ \$20,000

Explain how applicant is providing their 20% portion of grant. Past Grants/Funding for SethFest from 2020 are worthy to be spent.

I agree to refund all unused grant monies to the City of Council Grove, once the project has been completed. I also agree to refund all unused grant monies if the Governing Body of the City of Council Grove deems that this project has not been completed within one year, unless time limit exemption has been granted. I also agree and understand that receipts of purchase must be provided to the City of Council Grove, so direct payment to applicant can be accomplished.

Signature [Signature] Date June 30, 2021

With this application, please provide a letter of need that explains why you feel grant money should be awarded for this project.

Please answer all questions on the next page to complete the Application.

1. Geographic Area to be served. All of Morris County - Particularly Downtown Businesses.

2. How will this request benefit the community of Council Grove as a Promotions Grant?

This will be our 4<sup>th</sup> SethFest and by partnering with Historical Society and the chamber we advance our communities culture while promoting local businesses.

3. What are the problems that this project will try to solve?

Utilizing our newest additions as best we can. Traditionally this event has been at the lake and we plan to move it to the amphitheater.

4. What kind of local support is there for the project?

We received grant money last year for the project and teamed up with other local groups.

5. How will this grant, if awarded, be used?

To pay for marketing/promotions, bands/stage/live sound, and licensing permits.

6. Any additional information you would like us to consider.

We hope for offer some sort of promotion/offer for people who bought 2020 Washburn Buttons. Whether its a free funnel cake or just the idea of the event, we hope to appease some of our local residents.

**City of Council Grove  
Promotion Grant**

**Amount being requested:** \$15,000.00

**Organization Name:** Historic Preservation Corporation

**Address:** 803 W. Main St., Council Grove, KS 66846

**Contact Person's Name:** Shirley A. McClintock

**Contact Person's Phone Number:** 620-767-7986

**Anticipated Project Period:** from June 2021 to June 2022

**Are you requesting an exemption from the one-year limit on money usage?** Yes.

We may need a six-month extension beyond the one-year limit. This is an extensive project that may require additional time to do it properly, if there are difficulties experienced in getting supplies and coordinating service providers.

**Is this organization tax-exempt?** Yes. The Historic Preservation Corporation is a not-for-profit corporation exempt from income taxes under IRC. Sec. 501(c)(3).

**Total Project Cost.** \$156,000.00. The project is to complete the renovation of the interior of the Trail Days Arts & History Center, 807 W. Main St., Council Grove, KS.

**Explain how applicant is providing their 20% portion of grant.** The applicant will actually be obtaining about 90.4% of the project cost, far exceeding the 20% match requirement. We have received approval of an \$85,800.00 matching grant from U.S.D.A. Rural Development. We have received a grant of \$5,000.00 from Capitol Federal. We have received approval of a \$23,965.00 grant from the Kansas Department of Wildlife, Parks & Tourism.

We have received a grant of \$4,000.00 from the Bill B. Young Foundation, a grant of \$2,500.00 from the John E. Trembly Foundation, and a grant of \$1,500.00 from the Oscar and Ina Nystrom Foundation. The Historic Preservation Corporation is providing \$11,635.00 from individual donations and fund-raising projects. An additional \$6,600.00 will be from donated in-kind services.

We agree to refund all unused grant monies to the City of Council Grove once the project has been completed. We also agree to refund all unused grant monies if the Governing Body of the City of Council Grove deems that this project has not been completed within one year, unless time limit exemption has been granted. We also agree and understand that receipts of purchase must be provided to the City of Council Grove, so direct payment to vendors can be accomplished.

Signature: *Shirley A. McClintock*  
Shirley A. McClintock

Date: June 21, 2021

**HISTORIC PRESERVATION CORPORATION**  
 LOCATED IN THE HISTORIC 1861 RAWLINSON-TERWILLIGER HOME MUSEUM  
 803 WEST MAIN STREET  
 COUNCIL GROVE, KS 66846  
 620-767-7986 / 2traildays@tctelco.net

June 21, 2021

City of Council Grove  
 City Hall  
 205 N. Union St.  
 Council Grove, KS 66848

RE: Letter of Need for Promotion Grant Request

Dear Ladies and Gentlemen,

**1. Geographic area to be served:** The primary area to be served is Council Grove and Morris County, but it will include the surrounding cities and counties of the Flint Hills, as well as the State of Kansas.

**2. How will this request benefit the community of Council Grove as a Promotion Grant?** Since the City of Council Grove is seeking to bring financial revenue to Council Grove through local sales, sales tax, and bed tax, and to increase the local population, it is here prudent to explain that the goals of the Trail Days Arts & History Center are right in line with the City's goals.

We will be doing activities to entice visitors to stay longer in town. One of these activities will be to feature other Flint Hills area towns, one-at-a-time, encouraging visitors to visit those towns, using Council Grove as a "hub". This will extend the amenities of Council Grove to include the amenities of the communities around us, extending our reach and benefits. We will be "enlarging the territory" of Council Grove beyond the borders of the town.

This concept will bring variety to our visitors, and entice them to return when they see that Council Grove is the hub of the wheel, with spokes leading to a wide range of experiences in the Flint Hills. The Trail Days Arts & History Center will be a place to experience the Flint Hills on a continual basis. Every year or so, visitors can return for a new experience of a new aspect (theme) and learn of a new town to explore.

Our plan is to work with the Council Grove / Morris County Chamber of Commerce and Tourism to create itineraries which include Council Grove and another town, bringing visitors back to Council Grove to dine and sleep, and perhaps attend an event in the Neosho Riverwalk Amphitheater.. This could make more use of our Trail Trolley, and perhaps attract more tour buses to our town. Gasoline stations, restaurants, and lodging facilities will benefit from the increased visitation.

We are seeking to make what we do attractive to families by using stickers of our themes, to place on a Flint Hills map. We want them to return for the next sticker to place on their copy of the map. We are using a treasure map idea for each town--to create a family or group adventure. These tools should be attractive for creating fun. Today's

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visitors are looking for this kind of vacation adventure, where they can share authentic, earthy, types of fun with others. Many on-line research sources show this to be the kind of experiences that are attracting travelers.

We have carefully considered all aspects of what we intend to accomplish. The Trail Days Arts & History Center will emerge as a hidden jewel in the community of Council Grove, in the Heart of the Flint Hills. It is strategically located along the Santa Fe National Historic Trail and near the Flint Hills Trail State Park, along U.S. Highway 56, sitting right beside the historic and notorious Rawlinson-Terwilliger Home, which already attracts three-to-four thousand visitors each year. In 2019, visitors came from 17 foreign countries, 86% of our 50 States, and 55% of our 105 Kansas counties. Forty-one percent of our visitors were from 98-or-more miles away.

This Center will help build strong support relationships between Council Grove and other towns in the Flint Hills by sharing ideas, historic artifacts and cultures, not only with each other, but with the world. The City of Council Grove will look like a shining star in the night through the influence of the Trail Days Arts & History Center.

This Center extends the arm of support with hand-in-hand efforts to help each other rise to higher levels in all areas of finance, art, culture, history, and human relations. How can the City of Council Grove not give all it possibly can to assist such a cause at such a critical time?

**3. What are the problems that this project will try to solve?** The “problem” to be solved is the need to attract more people to visit, and to move to, this community, and to increase the amenities available.

The investments to date in the Trail Days Arts & History Center have provided expansion of the building by raising the roof, and adding space for a lobby, hallway, rest rooms, HVAC and storage room, and dressing room. A Santa Fe Trail mural has been installed on the south exterior wall of the building. The exterior of the building has been insulated and coated with Drivit. A concrete patio has been constructed at the front of the building, and a concrete ramp and sidewalks have been constructed to the main entrance to provide handicapped access.

These were all necessary projects, but this final phase completing the interior, is critical to solving the aforementioned problems. We cannot address these problems without completing this final phase.

**4. What kind of local support is there for the project?** Over the past 26 years, we have had the benefit of donations, grants, volunteers, and donated labor. For this specific project we now have in-kind donations committed, amounting to \$6,600.00. Local foundations have contributed \$8,000.00. The Historic Preservation Corporation has committed \$11,635.00 from donations and local fundraising.

We have already enlisted a number of part-time volunteers to act as docents from 1:00 p.m. to 4:00 p.m., Monday through Saturday, which are the hours and days the Arts & History Center will be open to the general public.

**5. How will this grant, if awarded, be used?** See Budget Summary prepared by Sage

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Homes, attached hereto, totaling \$156,004.14.

**6. Any additional information you would like us to consider.**

*The City of Council Grove's Share.* Here we must address the argument that the City of Council Grove has already given enough financial assistance for the Trail Days Arts & History Center. We wish to point out that the community of Council Grove will benefit the most from this project, and the City of Council Grove currently has provided only 12% of the total cost of the overall project. If the City grants the sum of \$15,000.00 (9.4%) for the current project, that will increase the City's share of support to but 17 ½ % for the entire project, far below the 80% proportion provided for in the promotion grant program.

*A Long-term Project.* We understand the concerns of some that it has taken some 12 years to get to this point. We hope that the City will consider the massive endeavor this project has been. The estimated final cost for the entire project amounts to \$255,830.00. The main project manager, Shirley McClintock, had to deal with lung cancer, and to spend nearly two years in Texas caring for her young grandsons, dramatically delaying the project. We hope that the City will see the integrity displayed, that in spite of serious setbacks, this project was not abandoned, that work on it has continued over the years, and it is now on the verge of becoming a reality. We hope that the City will want to protect its prior investments, and to assist the project to its completion.

*Contributions to the Community.* The Historic Preservation Corporation has given free historic research information to many individuals, businesses, the Kaw Mission, the City Historic Sites Committee, visitors, and others over the years. We have never had the attitude that there should be a limit to this free service. The founder of the Historic Preservation Corporation, Shirley McClintock, and her husband, Kenneth McClintock, have worked untold thousands of hours for the betterment of Council Grove.

*Previous City Grants.* It has been six years since the Historic Preservation Corporation has received help from the City of Council Grove promotion grant fund. It was eleven years ago when the Historic Preservation Corporation asked for the initial assistance to begin the conversion of the former Baker's Food Market building into a 100-seat, multi-purpose, auditorium, to be known as the Arts & History Center. This has been a long and difficult project to achieve, and the City should not abandon us when we are on the precipice of completion, and getting to the place where the project can begin bringing returns.

*Previous Applications.* In March, 2021, the Historic Preservation Corporation submitted a revised application for a grant of \$20,000.00 under the City's Sales Tax Grant program, to assist in the completion of renovation of the former grocery store building at 807 West Main St., converting it into a 100-seat, multi-purpose, auditorium known as the Trail Days Arts & History Center. That application was not approved.

*Significant Changes.* Since the previous application was submitted, there have been a series of major changes in circumstances, all very favorable for the project. First of all, the primary carpenter in the original plans decided to retire and to withdraw from

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the project. Coincidentally, a new resident, Ryan McDonald, a carpenter and contractor, has agreed to replace the retiring carpenter, and will provide some services not previously available, allowing us to improve the plans and cut the costs. We have now been officially notified by a number of sources that we have been approved for a series of grants and the provision of in-kind services, totaling \$141,500.00, leaving only \$15,000.00 yet to be committed--the amount which we are asking the City of Council Grove to cover.

Purpose of the Sales Tax Grant Program. One of the purposes of the 1% sales tax is set forth in Ordinance No. 1912: "establishing a fund for matching grants and project enhancements in and for the City of Council Grove". The grant application form adopted by the Grant Committee provides that the City will provide funding for up to 80% of the cost of a project, with the applicant to provide the remaining 20%. The Historic Preservation Corporation is submitting a newly-revised application for a grant in the amount of \$15,000.00, to be used in completing renovation of the Arts & History Center. That amount is but 9.6% of the projected cost; the Corporation has raised the remaining 90.4% of the funds required.

Amortizing the Cost. In the past, numerous organizations have received repetitive grants of multiple thousands of dollars for various projects--some of them for events lasting but one or two days. The Arts & History Center project is for construction of a permanent facility which will benefit the City for decades. If the Center operated only 20 years, and was open only 250 days each year, the City's investment of \$15,000.00 would be amortized at the rate of \$3.00 per day--a mere pittance in comparison with the amounts often granted for one- or two-day events. However, the return on investment is more than just financial benefits to the community derived from out-of-town visitors. It is found in the improvements to the quality of life which a project provides to the residents of the community.

Record of Excellence. Over the past 26 years, the Historic Preservation Corporation has achieved an enviable record. The Trail Days Historic Site and its volunteers have received, and continue to receive, considerable recognition in the State of Kansas and the United States. That recognition has been extended to the world with the inclusion of the Trail Days Café & Museum in an episode of the "Taste of History" program broadcast on the Public Broadcasting System in 2020, in an article on the 15 best small towns to visit in 2021, published in the most recent issue of the *Smithsonian Magazine*, and in a German travel guide for a period of years.

One couple from Canada learned about us at a convention in Detroit, MI. One lady called to make a reservation after learning about us in an article in the *Wall Street Journal*. We have been featured in the *True West* magazine three times, and been described in *Men's Journal*. We have gained five-star ratings in TripAdvisor, YELP, Google, and Facebook. We have a long list of free publicity with articles in *KANSAS!* magazine, the Kansas Tour Guide, and other publications, in addition to on-line articles and notices.

High Standards. Because the Historic Preservation Corporation consistently updates its high standings with SAM, Dun & Bradstreet, Better Business Bureau, and



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Guide Star (Candid), and has successfully obtained State and Federal grants, we stand a good chance of bringing additional State and Federal dollars to our community by what takes place in the Trail Days Arts & History Center—such as grants to make or acquire films, exhibits, etc., for part of the programming in the Center.

Request for Reconsideration. It is respectfully requested that the members of the Grant Committee take under consideration, and approve, this application for a grant in the amount of \$15,000.00, which will enable the Historic Preservation Corporation to fully match the U.S.D.A. Rural Development Program grant of \$85,800.00, and to fully finance the final phase of converting the former grocery store into a multi-purpose auditorium.

Business Plan. We also attach a copy of our Business Plan, to better explain the project.

Sincerely yours,



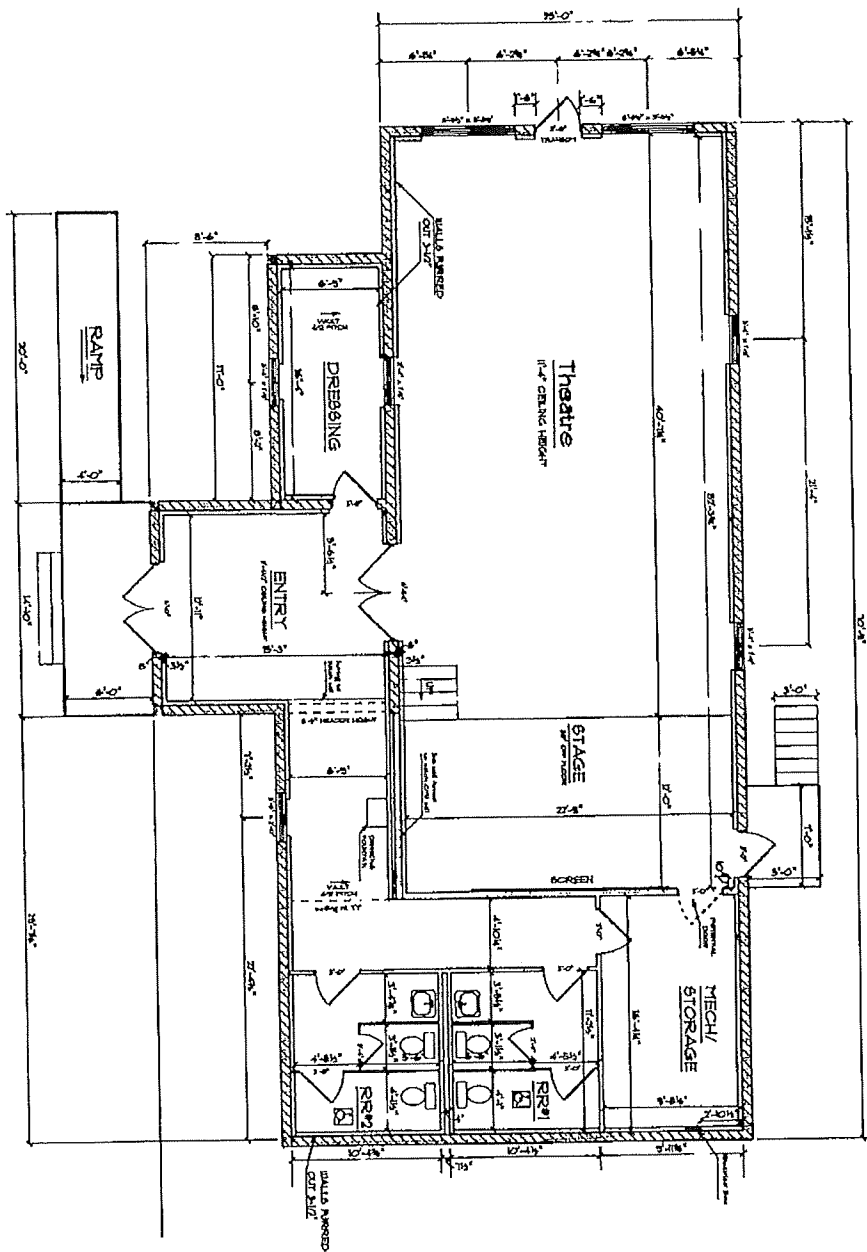
Shirley A. McClintock  
Secretary and Manager,  
Historic Preservation Corp.



### Budget Summary

<b>Project:</b>	Trail Days
<b>Address:</b>	803 W. Main Street
<b>City, State:</b>	Council Grove, KS 66846
<b>Date:</b>	04/23/21

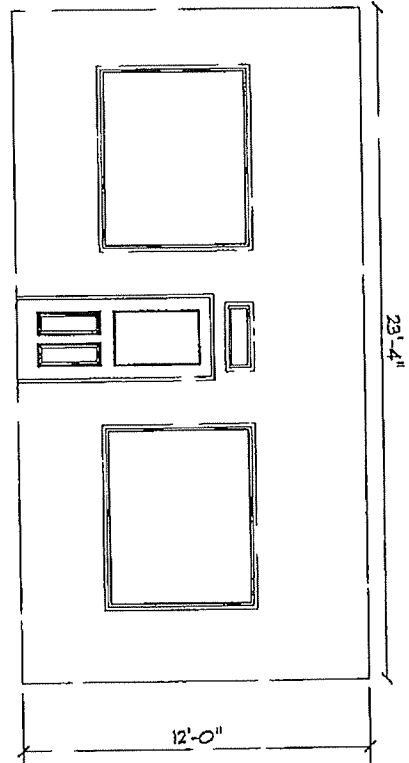
0.4%	Architectural Plans	Sage Homes	-	-	-	650.00	650.00
1.9%	General Conditions	Sage Homes	-	2925.00	-	0.00	2,925.00
9.9%	Framing	Adams Lumber	8,500.00	-	7,000.00	-	15,500.00
1.6%	Interior Doors	Adams Lumber/ In Fin. Carp.	2,450.00	-	-	-	2,450.00
0.8%	Stained Glass	Alexander Artworks	1,000.00	-	-	-	1,300.00
3.2%	Insulation	Black Gold	-	-	5,000.00	-	5,000.00
4.9%	Drywall	Sosa Drywall	-	-	7,700.00	-	7,700.00
4.5%	Painting	Whiteaker Paints & Stains	-	-	7,000.00	-	7,000.00
2.6%	Flooring (stage)	Mclver Construction	-	-	4,000.00	-	4,000.00
5.5%	Polished Concrete	CTS Blended Solutions	-	-	8,580.00	-	8,580.00
1.7%	Epoxy Flooring	CTS Blended Solutions	-	-	2,640.00	-	2,640.00
0.0%	Wall Tile	N/A	-	-	-	-	0.00
1.6%	Tin Ceilings	Sage Homes	500.00	-	2,000.00	-	2,500.00
8.3%	Finish Carpentry	Adams Lumber	6,500.00	-	6,500.00	-	13,000.00
1.0%	Display Cases	Sage Homes	1,500.00	-	-	-	1,500.00
1.1%	Door Hardware	Adams Lumber	1,750.00	-	-	-	1,750.00
0.6%	Bath Hardware	Build.com	1,000.00	-	-	-	1,000.00
0.3%	Bath Mirrors	Interstate Glass	-	-	500.00	-	500.00
1.6%	Toilet Partitions	Adams Lumber	1,700.00	-	800.00	-	2,500.00
5.0%	Plumbing	Central Mechanical Const.	-	-	7,805.00	-	7,805.00
9.4%	HVAC	Services Unlited	-	-	14,598.00	-	14,598.00
4.8%	Electrical	Dwight Downing	-	-	7,427.00	-	7,427.00
0.0%	Lighting Fixtures	In Electrical	0.00	-	-	-	0.00
0.0%	Security Systems	N/A	-	-	-	-	0.00
0.5%	Comm./Specialty Wiring	Dwight Downing	-	-	775.00	-	775.00
2.5%	Stage Curtains	McClintock	3,600.00	-	360.00	0.00	3,860.00
0.6%	Sound/Blackout Curtains	McClintock	800.00	-	360.00	0.00	960.00
0.0%	Jobsite Utilities	Sage Homes	-	-	-	0.00	0.00
0.8%	Trash Fees	Sage Homes/ Tarkio	-	840.00	-	830.00	1,270.00
0.6%	Punch List	Sage Homes	100.00	800.00	-	-	900.00
0.4%	Final Cleaning	Sage Homes	-	-	550.00	-	550.00
11.4%	Contingency	15.0%	-	-	-	17,796.00	17,796.00
0.2%	Builder's Risk Insurance	0.0025	-	-	-	341.09	341.09
0.0%	Constr. Financing Fees	By Owner	-	-	-	0.00	0.00
0.7%	Building Permits/ Fees		-	-	-	1,074.00	1,074.00
1.7%	Sales Tax		9.20%	2,677.20			2,677.20
90.1%	<b>Subtotal</b>			17,777.20	63,895.00	20,431.09	100,528.29
9.9%	<b>Contract Fee</b>						15,500.00
	<b>Grand Total</b>						116,028.29



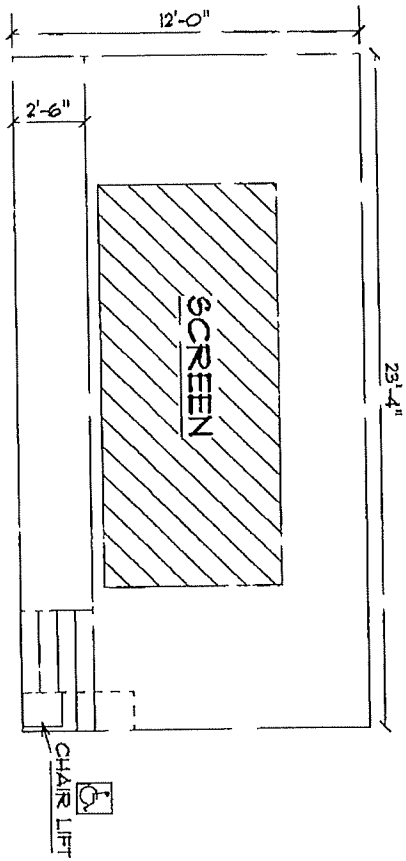
FLOOR PLAN  
SCALE: 1/8" = 1'-0"

Copyright Sage Homes LLC '21

<p>FLOOR PLAN</p> <p><b>A1.0</b></p>	<p>DATE: 04/08/21</p> <p>DRAWN BY: TMV</p>	<p>TRAIL DAYS A &amp; H COUNCIL GROVE, KS</p>	<p> <b>SAGE HOMES</b></p> <p>www.SageHomesKs.com</p>
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NORTH ELEVATION



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

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TRAIL DAYS A & H  
COUNCIL GROVE, KS



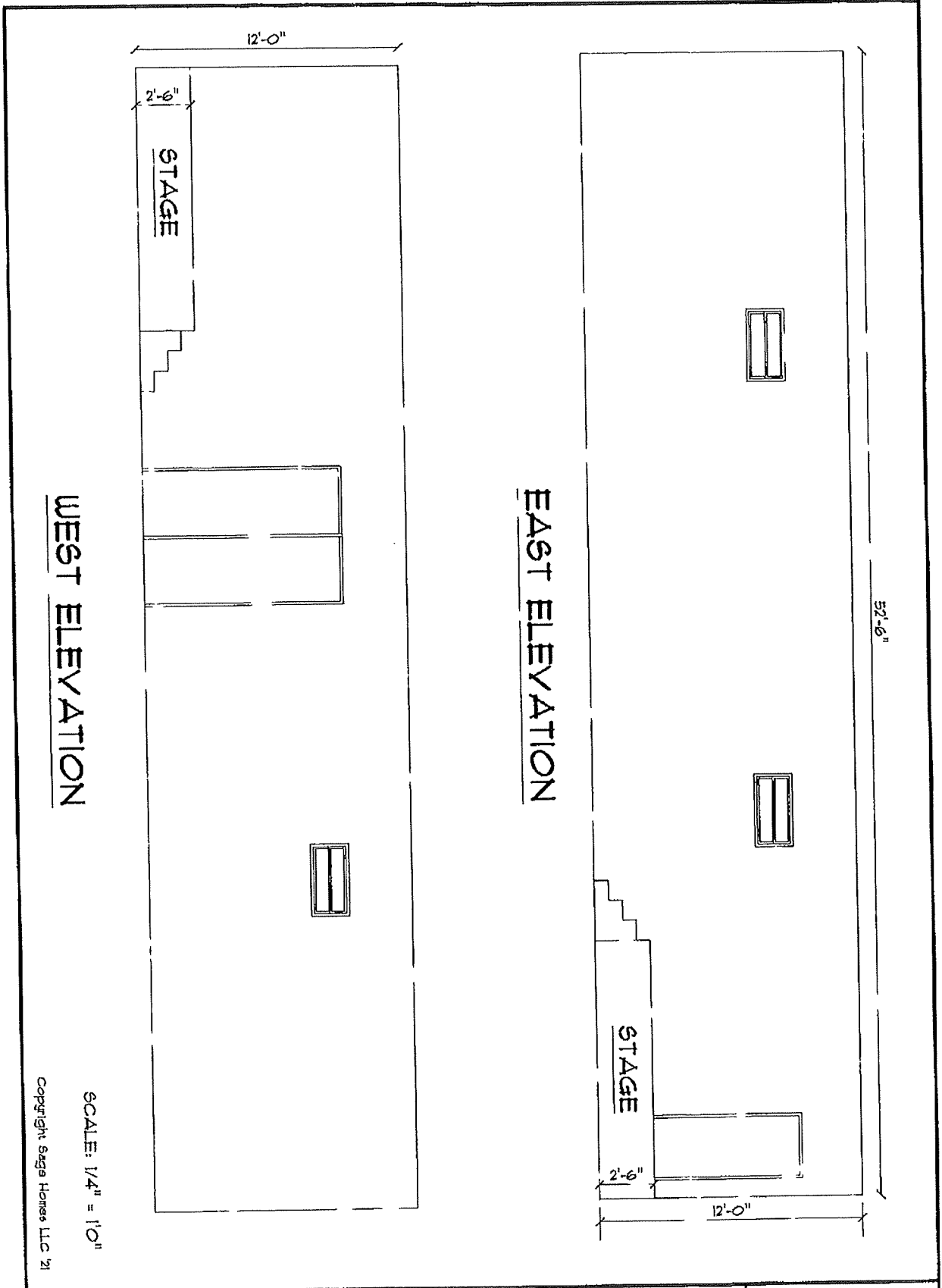
www.SageHomesKs.com

DATE: 04/14/21

DESIGN BY: TMY

A5.1

INTERIOR  
ELEVATIONS



WEST ELEVATION

EAST ELEVATION

SCALE: 1/4" = 1'-0"  
Copyright Sage Homes LLC '21

DATE	04/14/21
DRAWN BY	ITV
<b>A5.2</b>	
INTERIOR ELEVATIONS	

TRAIL DAYS A & H  
COUNCIL GROVE, KS

 **SAGE HOMES**  
www.SageHomesKs.com



## TRAIL DAYS ARTS & HISTORY CENTER BUSINESS PLAN

### BUSINESS HISTORY:

The Historic Preservation Corporation is a Kansas not-for-profit corporation organized in 1994, income-tax-exempt under the provisions of IRC Sec. 501 (c)(3). It was established for the initial purpose of restoration of the then-dilapidated, 1861, Rawlinson-Terwilliger Home at 803 West Main St., Council Grove, Kansas. In brief, the purpose of the corporation is to preserve historic structures and to educate the general public regarding art, history, and culture.

The corporation owns a quarter block now known as the Trail Days Historic Site, with multiple historic structures. The now-restored Rawlinson-Terwilliger Home houses the Trail Days Café & Museum, owned and operated by the Historic Preservation Corp., staffed entirely by volunteers, having opened to the public in 2002. Over the ensuing years the corporation has restored on the premises a 1930 Maple Camp tourist cabin and rebuilt the foundation of a 1943 cabin originally constructed on the premises to house men serving at the nearby Herington Army Airfield.

The corporation has moved onto the premises and fully restored the 1902 Field one-room country schoolhouse. It has also moved onto the premises the 1858 Atkinson two-story log house, missing its doors, windows, and roof, and enclosed it inside a barn to preserve it. The corporation has also constructed on the premises a replica of an early 20<sup>th</sup> century chicken house and pen, in which is kept a small flock of hens during the warmer months of the year.

The remaining structure on the historic site is the 1947 Bakers Food Market building which is undergoing renovations to convert it into a 100-seat, multi-purpose auditorium, known as the Trail Days Arts & History Center, which is the subject of this grant application.

Over the years the corporation has accumulated many artifacts on display in the Trail Days Café & Museum, in addition to historical information made available to visitors. The corporation has partnered with the National Park Service to designate the Rawlinson-Terwilliger Home as a certified site on the Santa Fe National Historic Trail.

### BUSINESS MISSION AND GOALS:

The purpose and functions of this corporation shall be to promote the welfare of the citizens of Kansas and visitors to Kansas by, or assisting in, identifying and preserving historic culture, sites, structures and artifacts; by providing Interpretive services and education regarding Kansas and world history through the conduct of public discussions, groups, seminars, lectures, pageants, or similar programs, by providing public museums, displays of historic information; and by providing historical research and historic preservation information to persons or organizations, for the purpose of identifying and maintaining historic culture, sites, structures and artifacts; and by encouraging, promoting, exhibiting, and providing education regarding all categories of art, including visual, performing, dramatic, musical, literary, and other art forms.

### **ARTS & HISTORY CENTER GOALS & OBJECTIVES**

1. Create diverse, educational presentations promoting the art, history, and culture of the Flint Hills to the general public.
2. Encourage and bring recognition to artists, poets, photographers, film makers, story tellers, musicians, crafters, historians and other artisans with a connection to the Flint Hills.
3. Seek out towns in the Flint Hills and from bordering communities to be featured in the Trail Days Arts & History Center.
4. Encourage the residents of the Flint Hills communities to work together, to support, learn about and visit each other.
5. Attract more visitors to the area and bring more revenue to help our communities to prosper.
6. Contact area school districts to participate in a way that is workable for them in accomplishing our goal of exposing and educating children and youth regarding the art, history and culture of the Flint Hills.
7. Capture the imagination of visitors by using tools, such as theme related stickers to add to a Flint Hills map and town related treasures that they get to see and experience when they come. In order to discover the hidden treasures and the full picture of the soul of the Flint Hills, they must return to get more theme related stickers or find more treasures. We will work out an itinerary with the chosen town and create a treasure map.

### **EXPECTED OUTCOMES**

1. A win, win situation is expected.
  - (a) Visitors will have felt in their own soul a glimpse of an aspect that makes the Flint Hills so special, the story of the powerful Bison as they roamed this magnificent land and drank from the waters of the Neosho River, and some hidden treasures, for example, they would have smelled, tasted and touched the yummy cheese or bakery items from Alma, thus they will feel compelled and excited to come back for the next exhibits and awaiting adventures.
  - (b) The featured towns will gain notoriety among the visitors who come to Trail Days Historic Site, from throughout Kansas, the United States, and the world. When the exhibit of the featured town comes to-a-close, its people can carry home their



exhibit as a tool for educational and promotional purposes. They will have their treasure map and they will take home a renewed sense of pride in who they are and the important role they have as a Flint Hills town.

(c) Residents of the Flint hills, including Council Grove, will have learned a bit more about their Flint Hills neighbors who were featured and will go visit them, and will gain a fresh look and appreciation for the shadows left by the bison on our land and realize how this has settled into our souls and has helped form who we are and how we think. We too will look forward to the next exhibit.

2. As the Flint Hills exhibits unfold and more towns are featured, we anticipate a snowball effect that will create a positive economic impact for gas stations, hotels, motels, restaurants, shops and stores, and bring in more tax dollars for our area, as well as a positive impact on the quality of life for citizens of the Flint Hills, enticing the public to visit and become a part of our Flint Hills life.
3. We anticipate that children and youth will visit the Trail Days Arts & History Center. We expect that they will be inspired to appreciate Flint Hills art, history and culture, and that some will participate in creating items related to Flint Hills art, history and culture.

#### OWNERSHIP AND MANAGEMENT STRUCTURE:

The Historic Preservation Corporation is under the control of a nine-member Board of Directors, all serving as volunteers. From the Board membership officers are elected annually—President, Vice-President, Secretary and Treasurer. One person is appointed by the Board to serve as Manager of the day-to-day business of the Historic Preservation Corporation and Trail Days Historic Site. A list, showing the Board of Directors, officers and information about each one and the hours they volunteer for Historic Preservation Corporation is included as an added page to this business plan. *Exhibit #1*

#### PERSONNEL:

The Historic Preservation Corporation does not have employees but is operated by two more-than-full-time members of the Board as volunteers. The remaining Board members assist as needed, as part time volunteers. See attached BOARD OF DIRECTORS page for information and volunteer hours. *Exhibit #1* Occasionally, other members in the community assist as part-time volunteers.

Historic Preservation has a Task Force assembled of seven part-time volunteers to oversee and assist with the programming of activities at the Trail Days Arts & History Center. Founder/Manager/Secretary, Shirley McClintock is on the Task Force, and will oversee it. The Task Force resumes are included at the back of this Business plan.

#### TRAIL DAYS ARTS & HISTORY CENTER TASK FORCE:

Shirley McClintock, Manager/Secretary of Historic Preservation Corporation, Council Grove, KS

Mark Lamberson, President of Historic Preservation Corporation, Council Grove, KS

Cheerie Baker, member and representative of the Community Arts Council, Council Grove, KS

Lisa Soller, Curator, Lyon County History Center, Emporia, KS

Susan Mayo, Friends University teacher, performs at Wichita Music Theatre and Symphony, Peabody, KS

Jeanette Swarts, Chamber/Tourism Director, Osage City, KS

Jerry Hutchinson, Co-Owner of Radio Station KHCA, Manhattan, KS

An additional 16 people from the community have committed to volunteering as docents from 1:00 p.m. until 4:00 p.m. Monday – Saturday, after the Center opens to the public. Volunteers at Trail Days Café & Museum can also assist with showing visitors the Center if the need arises.

#### DETAILED DESCRIPTION OF PROJECT:

There are two aspects of "the project". The first is that of the renovation of the building involved. The second is that of what the building is to be used for once the renovation is complete. This grant application is for the first aspect-- funding a portion of the expenses of renovation.

The Trail Days Arts & History Center will be housed in a former, 1947, grocery store building located at 803 West Main St., Council Grove, KS. Work to expand the building and to renovate the exterior has been completed. The current phase is to renovate the interior of the building, which literally is just

“four walls and a roof”—albeit with some interior walls. Electrical services, and water and sewer lines, have been brought to the building, but all electrical wiring and fixtures, and all plumbing and rest room facilities are to be installed. The renovation will require construction of some additional interior walls and doors, and installation of ceilings and insulation, flooring, wall coverings, heating, venting, and air conditioning equipment, water fountain, a stage, a film projection screen, window and stage curtains, lighting and sound for the stage performances, and the like. If sufficient funds are available, it is desired to also construct or purchase exterior roofs at the entrances to the building, for rain and shade protection.

The applicant already has on hand 100 stackable chairs, some tables, light fixtures, glass display cases and the promise of a baby grand piano.

Once the renovation is complete, the facility will be used for a variety of programs and works of art, primarily featuring the Flint Hills themes, and Flint Hills artists and artisans. Specific attention will be given to a series of towns located in the Flint Hills. The facility will also be used for presentation of programs and events related to the art, history and culture of the Flint Hills. A seven-member task force has been formed to determine the themes of the exhibits, initially anticipated to be presented for a period-of-time, maybe one year or so, for each theme. The first four themes, covering potentially four years of operation are as follows: BISON in the Flint Hills, NATIVE AMERICANS in the Flint Hills, RODEOS in the Flint Hills, and COWBOYS in the Flint Hills. Artwork, a short film, speakers, poetry and other programing will be arranged for each successive theme. The history and story of each chosen town will be presented with story boards, enlarged photos, artifacts, a short film, and any quality representations of the chosen community. There are four parts to the programing and exhibits that, with the help of the task force, Historic Preservation Corporation will provide:

1. Towns (communities) of the Flint Hills
2. Artists and artisans and their creations
3. “The Flint Hills” (history, landscape, inhabitants, etc.)
4. Periodically changing themes

The concept is to show the heart and soul of the Flint Hills, and not just impart knowledge. This will be done slowly enough to keep the public coming back for more, as described in our “Goals & Objectives” on page two and three.

#### REQUIRED LICENSES AND/OR PERMITS

The permits are included in the estimates from the contractor, and we have every confidence that the contractor will see that the proper licenses and permits will be obtained as needed. The City Inspector recently lost his father and has been difficult to contact. The work will probably not begin for a few months and experience tells us that the permits are only good for six months. We will provide the copies for you as soon as they are obtained.

#### EXISTING OPERATIONS PROFIT AND LOSS STATEMENTS FOR PAST TWO YEARS:

See attached pages. *Exhibit #2 and #3*

### THREE YEAR PLAN FOR PROJECTED INCOME AND EXPENSES:

See attached pages.

### MARKETING PLAN:

- **Target Market:** The market for the Trail Days Arts & History Center is the same as that already being served by the Trail Days Café & Museum: in-state and out-of-state (including international) travelers, and residents within about a 125-mile radius around Council Grove.
- **Regional Marketing Plan:** Studies have shown that word-of-mouth recommendations from family members and friends are the largest factor in making decisions as to tourist destinations. At the Trail Days Café & Museum, our strategy (to be extended to the Trail Days Arts & History Center) has been to encourage favorable recommendation by providing visitors with a memorable experience. A study of millennial tourists indicates that, as a group, they have interests in authentic experiences in exploring local places with historical backgrounds and indigenous cultures. Those factors are what are predominantly provided at the Trail Days Café & Museum and will be carried over to the Trail Days Arts & History Center. In addition to made-from-scratch, historic foods characteristic of the area, and the presence of numerous artifacts in a restored 1861 stone home, visitors are treated much like they just got off a covered wagon and have stepped into a home along the Santa Fe Trail. As time and interest permit, the staff converses with visitors about the history of the area, Native Americans, Kansas, the United States, and the individuals own place in history (their ancestors and family heritage). Many people leave saying they will be back and bring someone else with them, or that they will tell their friends and family about the Trail Days Historic site. With the Trail Days Arts & History Center, our plan to market the chosen town will be to hand the visitors a Treasure Map of the town and they will be encouraged to go to the town to find the treasures, which will show off the amenities of the town. We will share secrets with the town folk how to treat the visitors so the visitors will have a fun and wonderful experience and will want to come back bringing with them their friends and family. Over the years five billboard signs have been maintained on U.S.56 and K-177, approaching Council Grove from all four directions. Four of them are presently out-of-service, but it is hoped that the sign company will soon get their replacements erected. Publicity for the facilities will continue through participation in Chamber of Commerce and Tourism programs and advertisements. Over the years significant publicity in magazines, newspapers, radio, TV-stations, short film clips, travel writers, social media, bloggers, travel guides have been provided without cost due to the general interest in the site and the main volunteers, Ken and Shirley McClintock. The Trail Days Café & Museum, Historic Preservation Corporation web site, and Facebook page have been major marketing tools. An especially important marketing factor has been the extremely high ratings from visitor's reviews on Trip Advisor, Yelp, Google and other Internet web sites. We buy two ads each year in the "Kansas Travel Guide" magazine and are a DMO and keep our site on [www.travelks.com](http://www.travelks.com) up to date. "KANSAS!" magazine has done many articles about Trail Days Café & Museum. These same tools and methods will be used for Trail Days Arts & History Center. Trail Days Café & Museum has an advertising directional sign in a downtown window.

#### MARKETING PLAN:

- **Out-of-State Marketing Plan:** The Trail Days Café & Museum has received significant no cost publicity in national publications, including "True West" magazine, "Men's Journal" magazine, the Santa Fe Trail Associations quarterly publication, "Wagon Tracks", and a PBS television program, "A Taste of History". One visitor called for a reservation, saying they had read about the Trail Days Café & Museum in the "Wall Street Journal". It is anticipated that this kind of publicity will also happen for the Trail Days Arts & History Center, because it is anticipated that it will also be a "stand-out kind-of place" due to no one doing anything quite like it anywhere. Where do you find a museum/art center/cultural center rolled into one and working so closely with the people of a given town to be sure they prosper and are made to feel loved and cared about? What institution of any kind will work so diligently as this Center will, to make sure their visitors "see" the soul of a place that is beyond the borders of its own community? The Flint Hills have been noted in publications such as the "National Geographic" magazine and are becoming a "Must-See-Place". People are looking for a place to relax and the Flint Hills offer a place to find amazing freedom and peace. The visitors will be enticed into the magic of the Flint Hills when they visit the Trail Days Arts & History Center. They will be given a map of the Flint Hills and a sticker of the current theme, starting with the Bison and next a Native American, third a Cowboy, and fourth a Rodeo sticker. They will hear the stories told in poems, a short film, a quilt, paintings, photography and other such things. They will be encouraged to come back to get the next sticker to place on their Flint Hills map. This project will immerse visitors into the powerful grandeur of the Flint Hills life. This is our marketing plan, and the message, that we are planning to instill will work a path into their souls to endear them to this wonderful place.
- **Past Two Years Marketing Expenditures:** Historic Preservation Corporation spent \$1,977 in 2019 and \$1526 in 2020 for a total of \$3,503 on marketing expenses. Having our highway signs out of order cut back on our cost markedly. We have a sign in a downtown window at no cost, except to have it redone when needed, because we have a permanent lease for the use of the window. Word-of-mouth is free and many of the visitors assure us that they will encourage their friends and families to come and experience what we offer. Many guests do come due to being told about us by friends or family. We do not want to strive to become so big that we lose our specialness. Our reach is not huge in terms of numbers, but we have a powerful reach into the hearts and minds of our visitors. It is good for the other eating places in town, because when we get more than we can handle, we send them to other options in town.
- **Marketing Partners:** We partner with Flint Hill Tourism Coalition by attending their meetings and participating in some of their marketing ideas. We will be in their Passport plan and we are distributing lots of Flint Hills maps the Coalition created and it is the one we will use to promote Trail Days Arts & History Center. We partner with Kansas Travel and Tourism by buying ads each year and by being a DMO. When our Chamber of Commerce and Tourism has been without a Director, we saw to it that Council Grove did not get neglected and did its part with what was happening in tourism and travel. We participate in the TIAK monthly Huddles to stay abreast of the latest trends, etc. We participate with Kansas Sampler Foundation and sell their "Kansas Guidebook" and "8 Wonders of Kansas" book and are members of the "Explorers Club". See more: [www.traildayscafeandmuseum.org](http://www.traildayscafeandmuseum.org)

**ORGANIZATIONAL BUDGET  
TRAIL DAYS ARTS & HISTORY CENTER**

**RECEIPTS:**

Admission Fees	\$9,000
Fundraising Events & Donations	\$6,000
Grants	\$7,500
<b>TOTAL</b>	<b>\$22,500</b>

**EXPENSES:**

Utilities	\$6,000
Supplies	\$3,000
Advertisement & Promotion	\$4,000
Maintenance & Repairs	\$2,000
Exhibit related costs	\$7,500
<b>TOTAL</b>	<b>\$22,500</b>

**Our goal is to open the Trail Days Arts & History Center in the Fall of 2022.**

**We have a list of 25 volunteers to provide staff and docents.**

**We plan to have the Trail Days Arts & History Center open from 1:00 p.m. until 4:00 p.m., Monday through Saturday (closed on Sunday).**

**The Historic Preservation Corporation budget will cover any expenses regarding insurance, groceries, supplies and other expenses above and beyond this budget.**

## ANNUAL FINANCIAL PLAN FOR 2022-2025

## TRAIL DAYS ARTS &amp; HISTORY CENTER

## ADMISSION FEES:

\$5.00 per person (10 years and older) anticipate 970 persons-----	\$4,850
\$20.00 per family (5 persons or more) anticipate 100 families-----	\$2,000
\$3.00 per person for groups of 10 or more, anticipate 500 persons-----	\$1,500
\$3.00 per person on tour bus, anticipate 40+ persons per bus, 4 buses-----	\$500
\$1.00 per student on school bus, anticipate 30+ students per bus, 4 buses--	\$150
<b>TOTAL-----</b>	<b>\$9,000</b>

## DONATIONS:

Donation Jar in Lobby-----\$1150

## FUNDRAISING EVENTS:

Theme introduction banquet, anticipate 25 persons @ \$100-----	\$2,500
(This banquet will be related to the themes and those attending will be the first to witness the new exhibits related to the new theme)	
Valentine Banquet-----	\$500
Veterans Day Luncheon-----	\$250
Children's Theater Production-----	\$800
Community Theater Production-----	\$800
<b>TOTAL DONATION &amp; FUNDRAISING-----</b>	<b>\$6000</b>

## EXHIBIT RELATED COSTS, PAID FOR BY GRANTS

2 (3 to 5 min.) films & enlarged photos related to themes-----	\$7,500
<b>TOTAL-----</b>	<b>\$22,500</b>

## Exhibit #1

## HISTORIC PRESERVATION CORPORATION BOARD OF DIRECTORS

**PRESIDENT: MARK LAMBERSON:** Board Term 2020 to 2023 Mark is retired and currently volunteers about 10 hours per week. His last work was for Rex Materials, Council Grove, KS; he has 2 years of experience as an Aerospace Mechanic with LMI Aerospace; was supervisor for Schwan's Home Services for 23 years; has experience as Station Manager in Telecommunications; was a trained EMT and a Police officer. He studied at Manhattan Christian College and Kansas State University and graduated from Manhattan Area Vocational School in Heating/AC Technology.

**VICE PRESIDENT: KEN MCCLINTOCK:** Board Term 2020 to 2023 Ken is retired and currently volunteers about 66 hours per week. He was a lawyer and a Judge. He graduated with a B.S. in Business Administration from Kansas State University and achieved his Juris Doctor from the University of Kansas.

**TREASURER: KATHY LAMBERSON:** Board Term 2019 to 2022 Kathy is a Vocal and Band Teacher at Prairie Heights Middle & Elementary Schools, USD 417. She graduated with a B.S. in Music Education from Kansas State University. She volunteers about 15 hours per week.

**SECRETARY/MANAGER: SHIRLEY MCCLINTOCK:** Board Term 2019 to 2022 Shirley volunteers about 62 hours per week. She taught Special Reading at Dodge City and Council Grove KS. She received a B.S. from Nebraska Christian College, Norfolk, NE and an M.S. in Elementary Education/Reading Specialist from Fort Hays State University, Hays KS.

**BOARD MEMBER: SANDRA HARTMAN:** Board Term 2018 to 2021 Sandra is owner of Hartman Masonry, LC, Council Grove, KS. She volunteers about 2 hours per week.

**BOARD MEMBER: SHIRLEY SPITTLES:** Board Term 2018 to 2021 Shirley is Retired. She worked as Director of Field Services for North Central Flint Hills Area on Aging for 25 years; her last job was as an Office Manager at White Memorial Camp at Council Grove, KS. She volunteers about 2 hours per week.

**BOARD MEMBER: KELLEY JUDD:** Board Term: 2019 to 2022 Kelley has over 40 years of sales, marketing, promotion, management and customer service experience; he worked as a Money Market and International Finance Broker, a Venture Capital Consultant in companies ranging from Prebon Money Brokers in Los Angeles to Smith Barney in Beverly Hills; he served as VP/Director of Sales for Southwest Networks in Palm Springs, CA. He majored in Mathematics, minored in Philosophy at Kansas State University and Kansas University. He volunteers about 3 hours per week.

**BOARD MEMBER: GEORGANNA (ANGEL) CUSHING:** Board Term: 2020 to 2023 Angel is a Livestock Producer near Allen, KS. She graduated from Central Community College, Hastings, NE with an Associate Degree in Lithograph. She volunteers about 3 hours per week.

**BOARD MEMBER: THOMAS CUSHING:** Board Term: 2018 to 2021 Tom was originally a resident of Inland, NE; he graduated from high school in Trumbull, NE; attended the University of Nebraska; he joined the Army Reserve in 1990 as a Light- Weight Vehicle Mechanic; served in Germany during Operation Desert Storm and in the Korean DMZ; served three tours in Iraq as Motor Sergeant for Signal Company; served 6 months in Afghanistan; his final service was at Fort Riley, KS., prior to retirement as combat disabled in 2015; he was employed by Kansas Wildlife & Parks at Pomona State Park; then worked for S & S Propane Co. (succeeded by MFA Oil Co.) Emporia, KS. and is currently Plant Manager. He volunteers about 2 hours per week.



Exhibit #2

HISTORIC PRESERVATION CORPORATION AND  
TRAIL DAYS CAFÉ & MUSEUM  
COMBINED FINANCIAL STATEMENTS  
January 1, 2019, to December 31, 2019

Farmers & Drovers Bank Checking Accounts			
1/1/2019 Beginning balance (HPC) (adjusted)		\$ 7,377.39	
1/1/2019 Beginning balance (TDCM) (adjusted)		\$ 1,394.83	
Total adjusted beginning balances			\$ 8,772.22
<b>Receipts:</b>			
Historic Preservation Corporation (includes grants, rent, and fundraising activities)		\$25,705.49	
Trail Days Café & Museum		33,706.57	
Total receipts			\$59,412.06
Total Checking Accounts and Receipts			\$68,184.28

**Disbursements:**

	Program Services	Admini- trative	Fund- raising	Totals
<u>Expenses:</u>				
Occupancy:				
Utilities	\$ 6,773.00	\$ 150.40	\$ 360.49	\$ 7,283.89
Property taxes	1,826.00	59.58	100.50	1,986.08
Insurance	4,000.00	130.92	218.00	4,348.92
Maintenance & Repairs	2,307.92	58.30	152.26	2,518.48
Advertisement/Promotion	1,834.86	0	141.99	1,976.85
Groceries	12,075.76	0	639.68	12,715.44
Supplies	4,910.00	155.89	283.00	5,348.89
Dues & Fees	2,171.08	98.00	96.01	2,365.09
Charity	145.00	0	10.00	155.00
Miscellaneous	227.61	12.79	12.50	252.90
Sub-Total Expenses	\$36,271.23	\$ 665.88	\$2,014.43	\$38,951.54
Tri-Country Telephones Co. rebate				-31.96
Total Expenses				\$38,919.58
<u>Capital disbursements:</u>				
Mural: Alexander Artworks				\$10,425.00
<u>Payment on Loans:</u>				
Kenneth and Shirley McClintock				1,500.00
Subtotal Capital Disbursements				\$11,925.00
Total Disbursements				\$50,844.58
F&D Bank Checking Accounts				
12/31/2019 Ending balance (HPC)				\$ 12,715.80
12/31/2019 Ending balance (TDCM)(adjusted)				4,623.90
Total adjusted ending balances				\$17,339.70

\*\*\*\*\*

Outstanding loans payable:		
1/1/2019 Beginning balances		\$41,500.00
12/31/2019 Ending balances		\$40,000.00

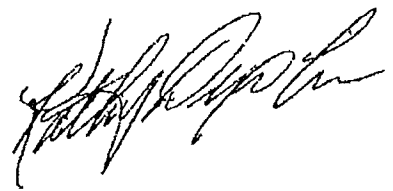


Exhibit # 3  
 HISTORIC PRESERVATION CORPORATION  
 FINANCIAL STATEMENT  
 January 1, 2020, to December 31, 2020

Farmers & Drovers Bank Checking Account  
 1/1/2020 Beginning balance (adjusted) \$ 17,339.70

**Receipts:**

Sales, rents, donations, fundraising	\$27,273.60
SBA CARES Act grant	1,000.00
County and State SPARK grants	20,000.00
Foundation grants for A&H Center	8,000.00
Total receipts	<u>\$ 56,273.60</u>

Total checking account and receipts \$ 73,613.30

**Disbursements:**

Expenses:

Groceries	\$ 9,661.11
Supplies	4,328.05
Utilities	6,398.65
Advertisement/Promotion	1,525.74
Dues & Fees	2,612.87
Maintenance & Repairs	2,440.55
[after deduction of insurance proceeds]	
Insurance	4,444.92
Charity	196.50
Property taxes	<u>1,892.58</u>

Total Disbursements \$ 33,500.97

**Capital Disbursements:**

Porch furniture \$ 3,016.30

Total Disbursements \$ 36,517.27

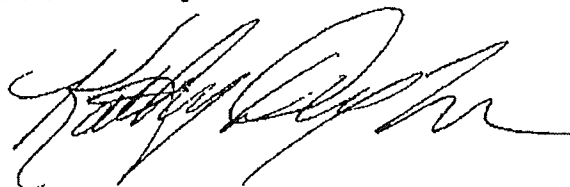
Farmers & Drovers Bank Checking Account

[bank statement, \$37,237.07, less outstanding debits  
 of \$272.01, plus outstanding deposits of \$130.97]  
 12/31/2020 Ending Balance (adjusted)

\$ 37,096.03

\*\*\*\*\*  
 Outstanding Loans Payable:

1/1/20 Loans payable to Kenneth & Shirley McClintock	\$40,000.00
12/31/20 Loans payable to Kenneth & Shirley McClintock	\$40,000.00



Shirley A. McClintock

206 North Rockhill Street, Council Grove, KS 66846

Email: [2traildays@tctelco.net](mailto:2traildays@tctelco.net) Phone: 620-767-5311 or 620-767-7986

#### EDUCATION

B.S. Christian Education Degree, 1967, Nebraska Christian College, Norfolk, NE

M.S. Elementary Education, Reading Specialist, 1972, Fort Hays State University, Hays KS

#### WORK EXPERIENCE

1969-1973 – Title I Elementary Special Reading Teacher, Dodge City, KS

1973 – 1975 – Title I Elementary Special Reading Teacher, USD 417, Council Grove, KS

1975-1997 – Housewife and Mother of two sons. Part time work: Substitute Teacher, USD 417, waitress at Hays House Restaurant, Desk Clerk and Gift Shop Manager at Cottage House Hotel/Motel

1994 to present – Founder and Manager of Trail Days Historic Site and office holder and member of the Historic Preservation Corporation Board of Directors

#### AWARDS AND ACHIEVEMENTS

1994 – Founded Historic Preservation Corporation-Trail Days Historic Site (The story is on our web site) [www.traildayscafeandmuseum.org](http://www.traildayscafeandmuseum.org)

1998 – “Outstanding Citizen Award” from Council Grove Chamber of Commerce

2008 – “Hatteberg Person” featured on channel 10, Wichita, KS. Larry Hatteberg chose my story as one of his 30 favorite “Hatteberg People” stories to put on a DVD that was sold in stores.

2011-2012 – Featured in Kansas Visitors Guide “Special Section”

2013 – Featured in “The Topeka Capitol Journal” in a Morris County Close-up article

2014 – Featured in the Kansas Visitors Guide in an article about “Heritage Cuisines of Kansas”

2015 – “Pete & Faye Gaines Memorial Heritage Preservation Award” by the Santa Fe Trail Association

2016 – “We Can Award” from Kansas Sampler Foundation

2018 – Featured in “Kansas Follow the Fun” Kansas Travel Guide

(Awards & Achievements Continued)

2018 – “Paul F. Bentrup Ambassador Award” from the Santa Fe Trail Association

2018 – “Business Excellence Award” from the Kansas Department of Commerce

2019 – Featured on “Fork in the Road” series on WIBW Television Station, Topeka, KS

2019 – Featured in Septembers “TRUE WEST” magazine, “Old West Saviors” page

2019 – “Kansas Finest Award” at the Kansas Travel and Tourism Conference

2019 – Featured in the Winter issue of “Kansas” magazine as “Kansas Finest”

2020 – January “TRUE WEST” magazine: featured as one of 2019’s best “Old West Saviors”

2020 – February - Featured in “Wagon Tracks” a Santa Fe Trail publication

2020 – Featured in Walter Staib Global Public TV show “Taste of History” on the Santa Fe Trail segment

**REFERENCES**

Diane Wolfe – (former Council Grove-Morris County Chamber & Tourism Director), 202 Hillside Drive, Council Grove, KS, 66846, phone # 541-561-1780

Connie Essington – (former Cottage House Hotel/Motel owner) 406 Hays Street, Council Grove, KS, 66846, phone # 620-767-5673

Christy Alexander – (Pastor) 1401 South 875 Rd., Council Grove, KS 66846, phone # 620-767-2671

Kelly Gant – (Grocery Store Manager) 115 East Main Street, Council Grove, KS, phone # 620-767-5219

Mark D. Lamberson  
716 W. Main  
Council Grove, Kansas 66846

Email: [mklamberson1985@gmail.com](mailto:mklamberson1985@gmail.com) – Phone: 620-767-3303

**Objective:** *to strive to learn a jobs full detail. To be able to do the job most efficiently and effectively.* I have excellent communicational and people skills and am very personable. I am a quick learner and strive to be excellent in anything that I do. I have extensive experience in facility and personnel management. I strive to bring out the best in an individuals abilities. I would be a valuable asset to your company and would strive to be proactive in it's growth in the community.

**Skills and Experience:**

Extensive experience in management of personnel and a fleet of delivery vehicles in the consumer home service industry. I have proven accomplishments in sales, Inventory Control, Fleet Maintenance, asset management, product forecasting/ordering, profit and loss control, OSHA & Food Safety Regulations and inspections, Department Of Transportation compliance, strategic business planning, sales development, organizational development and training. I am a hardworking, enthusiastic, integrity, goal, team and process oriented leader. I have high accountability standards for people and assets to control expenses to satisfy requirements of a budget, while driving profits to meet or exceed corporate expectations. I have extensive sales experience with route sales, door to door customer sales and product promotion.

**Skill Sets:**

Department of Transportation and Department of Labor Compliance. Creation, analyzing and controlling salary and operational budgets, Fleet Management, OSHA and Food Safety inspections; Employee Accountability of Corporate Policies and Procedures; Delivery of Corporate and Field Training Programs; Recruiting, training and team building; Analysis of profit and loss and Scheduling of practices and Organizational skills in Time Management.

**Education:**

High School: Jackson Height High School – Holton, Kansas – Graduate May 1981

College: Manhattan Christian College – Manhattan, Kansas – Aug 1981 thru May 1983 – B.S. Elementary/Christian Education – not completed

Vocational: Manhattan Technical College – Manhattan, Kansas – Aug 1983 thru May 1984 – Certificate in Heating and Air Conditioning Technology

Highland Community College – Highland, Kansas – 1986 – Certification Emergency Medical Technician

**Professional Work Experience:**

**Rex Materials of Kansas** – 1000 N. Union Council Grove, Kansas (620) 767-5119

Production Worker – August 2018 thru December 2020

Job Duties: Operation of company equipment in the production of Thermal moldings for multiple heating applications. Reading of Company Blue prints and detailed specifications for proper production of customer applications.

**LMI Aerospace, Inc.** – 201 N. Walnut Cottonwood Falls, Kansas (620) 273-6500

Aerospace Mechanic – March 2016 to July 2018

Job Duties: Reading of Blue Prints and Assembly and final construction of electrical/mechanical systems for Boeing 737 & 787 Aircraft.

**Schwan's Home Service** – 706 Pecan Circle Manhattan, Kansas (785) 776-7707

**Sales and Distribution Support Supervisor:** June 2004 thru January 2016

Job Duties: Responsible for supervision of employees in the warehouse operational function and maintenance, company fleet maintenance, distribution of frozen foods sales and support training. Assist the Sales Manager in training activities of Route Sales/Warehouse personnel.

**Schwan's Home Service District Trainer:** Jan 2013 thru March 2016

Job Duties: Responsible for training and support for other Sales and Distribution Support Supervisors within the (11) Kansas District Sales Facilities. Training and personnel management.

Supervisor: Dave Reddig (785) 770-0070 (cell)

Regional Supervisor: Kenneth Hunter (Regional Operations Manager) – (660) 619-7125

**CG Telecommunications** – Council Grove, Kansas -- November 2002 thru December 2008

Station Manager; KCGT – Channel 2

Job Duties: Customer contacts for Advertising. Operation of video and computer equipment for local broadcast and scheduling of sporting events and informational programming for the local cable TV. Transmission of video coverage of local sporting events with Bill Stallard. Development of broadcast of local church services to be played on Channel 2 for subscribers to enjoy.

**Morris County Hospital** – 600 N. Washington Council Grove, Kansas

Phlebotomist/Emergency Medical Technician November 1992 thru May 1993

Job Duties: Daily Lab blood draws for Hospital Lab. Emergency Medical Technician patient care and transportation to medical facility.

**Morris County Noxious Weed Department** – Council Grove, Kansas

Recycling and Noxious weed sales February 2003 thru June 2006

**Schwan's Home Service** – 706 Pecan Circle Manhattan, Kansas (785) 776-7707

**Sales and Distribution Support Supervisor:** May 1993 thru February 2003

Job Duties: Responsible for supervision of employees in the warehouse operational function and maintenance, company fleet maintenance, distribution of frozen foods sales and support training. Assist the Sales Manager in training activities of Route Sales/Warehouse personnel. Managed a route sales system with a sustained growth of \$30,000 in 8 months.

Supervisor: Dave Reddig (785) 770-0070 (cell)

**Lexinet Corporation** – Council Grove, Kansas – Letter Shop Operator July 1992 thru November 1992

**City of Council Grove** – Police Officer – Council Grove, Kansas May 1991 thru November 1992

**City of Holton Kansas** – Police Officer – Holton, Kansas February 1990 thru May 1991

**Riley County Police Department** – Manhattan, Kansas

Emergency Police/Fire Dispatcher November 1988 thru February 1990

**Personal Information:**

Been a permanent resident of Council Grove since May 1993. Married (34) years with two children (25) and (22) years.

**Special Achievements:** Multiple years as Divisional Champion in Warehouse Operations with Schwan's Home Service. Divisional Grand Slam participant in 1995 with Schwan's Home Service. # 4 Depot in the Region. Platinum Club winner multiple years. Graduate of Schwan's Home Service Warehouse Management Program Aug 1993

Church Treasurer of Wilsey Christian Church – Wilsey Kansas Feb 2010 – March 2013

President of Historic Preservation Corporation – Council Grove, Kansas June 2020 to current

**References:**

Clarence Sumner – Wilsey, Kansas (Friend) – Pastor Wilsey Christian Church (785) 466-1583

Derren Schmidt – Valley Center, Kansas (Co Worker with Schwan's) (316) 644-1514

Dean Miller – (Friend) – Delavan, Kansas (785) 466-2837

Bill Stallard – (Co Worker – KCGT – Channel 2) 1701 2<sup>nd</sup>, Wamego, Kansas (786) 456-4262

**CHEERIE L BAKER  
RESUME'**

May 1974 – Graduated from Dodge City Senior High School

June 1974 - 1978– Bank of The South West - Dodge City, KS  
Bookkeeping department- Head Teller

February 1978-1979– Farmers State Bank – Jetmore, KS  
Teller

March 1979-1981 – Production Credit Union – Washington, KS  
Secretary

March 1981- Purchased Baker's Market-building a new facility in 1991

June 2004- The market was sold to a new owner

2004- Present – Volunteer work in Council Grove

**Volunteer organizations:**

1982-2019 -Council Grove Community Arts Council serving on the board of directors. Started and maintained events including Arts in the Park, Art Experience, Fine arts workshops for youth and adults, Youth Summer Musicals, Community dinner theatre, plays, musicals, and melodramas. Hosted artists in residence, procured funding for murals on downtown buildings, annual Seth Fest music festival, Placed the Four themed Silhouettes that lead into Council Grove. We started art block parties and established Gathering in the Grove annual juried art show.

2005-2018 – PRIDE Organization –Held public meetings to establish a “Downtown Historic District” and applied for grants from KS State Historical Society along with local foundations. The first Symphony in the Flint Hills was in Morris County and we planned special events including a concert for attendees to enjoy. Pride started the fall and spring clean-up, downtown beautification with banners and flowers, beautiful yard and Farmers Market. PIP grant (partners in Pride) mural at the entrance to the Riverwalk Park, BBQ Cook-off, started the “Evening on the Riverwalk” event, replaced and updated downtown banners and Christmas decorations.

1983-2021 – Accompanied on piano for the school district vocal and instrumental department, local variety shows and church.

1981-2021 – Member of the United Methodist Church and been actively involved through the years helping with Vacation Bible school, campouts, Sunday school teacher/music leader, assisted in establishing an after school program and youth group. Member of United Methodist Women's group, organizing fund raisers, provide dinners for funerals, help fund Care and Share, Thrift store and those in need.

1982-Member of Otetiani service club helping with snack shack, arts and crafts fair for Washunga Days. This group assisted other clubs with dinner theaters, picking up trash on the highways and many other service events.

Received Honors: Citizen of the Year, USD #417 Teachers Appreciation "Friend of Education", Historic Preservation Corporation Appreciation and Grand Marshall of Washunga Days.

My husband Dave Baker is currently State Representative for the 68<sup>th</sup> District which covers Morris County, Chase County, Herington and a portion of Geary County. He has enjoyed the opportunity to serve our district. We have 2 daughters, Hali who is married to Collin Bielser, living in Hays, KS with our grandson Reeve, and Elizabeth our youngest is married to Taylor Carlson serving in the Air Force and living in Minot, ND.



# LISA M. SOLLER

## MUSEUM PROFESSIONAL AND HISTORY MAVEN



316 640 7347



lissoller@gmail.com



1404 State Street,

Emporia, Kansas 66801

### Profile

I am an ambitious and passionate museum professional and story teller. Saving and sharing stories can ignite connections, instill community pride, and inspire meaningful conversations. My professional experience spans over 18 years in the museum field and 25+ years in the non-profit organization sector.

### Education

Butler Community College

El Dorado, KS

2009

### Skills

Microsoft Office

Past Perfect Software

Social media

Website management

Public speaking

Project management

Grant writing

Historical research

### Professional Experience

Present  
- 2014

Curator/Deputy Director

Lyon County History Center - Emporia, Kansas

Oversaw the relocation of 25,000 artifacts to new museum location. Fabricated exhibits in 5,500 square foot exhibit hall and several temporary exhibits. Assisted with fundraising \$2.5 million for Story Teller Capital Campaign. Established key donor relationships and community partnerships. Manages event venue rentals. Oversees day-to-day operations.

2015 -  
2009

Owner

Lisa Soller Designs - Towanda, Kansas and Emporia, Kansas

Developed exhibits, programming, marketing strategies and collection care and cataloguing for Kansas history and culture related organizations. Clients included Greenwood Preservation Society, Remington Historical Society, Towanda Historical Society and Lyon County Museum.

2004 -  
2011

Museum Services Coordinator

Kansas Oil Museum - El Dorado, Kansas

Oversaw education department and research librarian. Served as Lead Exhibit Technician. Created new educational programming, resulting in department revenue increase for five consecutive years.

### Professional Organizations

Kansas Museum Association - Board member 2008-2010

Mountain Plains Museum Association

**Susan Mayo**

1660 E. 90<sup>th</sup> St.  
 Peabody, KS 66866  
 (316) 258-2342  
 susan66866@gmail.com  
<https://susanmayo.squarespace.com>

**EDUCATION**

University of the Pacific  
 Stockton, CA  
 Peabody Conservatory  
 Baltimore, MD  
 Wichita State University  
 Wichita, KS  
 University of KS  
 Lawrence, KS

B.M. Cello Performance

Graduate Work Cello Performance

M.M.E. and Teaching Certificate in  
 Special Music Education  
 D.M.A. in Cello Performance

**EXPERIENCE**

Kansas Arts Commission Touring Roster

Quartetto Da Camera  
 Wichita New Music Ensemble  
 Plaid Family  
 Prairie Goose Stompers

Mid-American Arts Alliance Touring Roster

WC Quartet  
 Polk Salad Orchestra

Kansas Arts Commission Artist in Residence

Arkansas City Public Schools  
 Winfield Public Schools

Kansas Creative Arts and Industries Commission

Tallgrass Artist Residency

Recent Compositional Works

Tallgrass Studies 10/18: Work based on the  
 Tallgrass prairie  
 Animated Silent Films 7/18:  
 Music to accompany 4 Animated Silent

Films

Stan Sketches 5/17:  
 Works to accompany dance  
 Pakistani Truck Soundtrack 8/16:  
 Works based on Pakistani folk and secular

music

Community projects

Music Director: WoodFest (current)  
 Music Director: Vibrant!CT (current)  
 MapMusik: Community Liaison (current)  
 Chamber Music at the Barn: Community  
 Outreach (current)

Awards

Burton Pell Arts Council Arts Advocate –  
 Individual Award 11/18  
 Wichita Symphony Orchestra Daniel J  
 Severt Award for Community Service 4/15

## Alternative Chamber Ensembles

Switchgrass: Alternative string quartet  
 MME: Sax, cello, and banjo, free improv  
 bluegrass  
 Poke Salad Orchestra: Fiddle, guitar, cello  
 Mayo + Modellmog: Guitar/vocal, cello  
 Unruh, Mayo, Ridgeway: Bass clarinet, cello, electric  
 guitar, free improv  
 Woodfest Symphonia

## Orchestral Experience

Wichita Symphony, KS (current)  
 Music Theatre of Wichita, KS (current)  
 Newton Mid-Kansas, KS  
 Wichita Grand Opera, KS  
 Oklahoma City Philharmonic, OK  
 John Hopkins Orchestra, MD  
 Modesto Symphony, CA  
 Stockton Symphony, CA

## Summer Festivals

Oregon Coast Music Festival  
 Spoleto Festival  
 Flagstaff Summer Festival  
 Ameropa Chamber Music Festival  
 Chamber Music at the Barn (current)

## Teaching Experience

Friends University (current)  
 Emporia State University  
 Tabor College  
 Bethel College  
 Wichita State University  
 Wichita Public Schools  
 Northern Arizona University

## Jeanette Swarts

126 Ellinwood St. Osage City, KS 66523

(H) 785.528.3667 (C) 785.249.5451 jdswarts@mchsi.com

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### EXPERIENCE:

#### **2015 to Present Executive Director-Osage City Chamber of Commerce**

- Serves as secretary to the Board of Directors, and prepare notices, agendas, and minutes of meetings of the board. Serves as advisor to the President and shall assemble information and data and cause to be prepared special reports. Is an official member of the Board of Directors and all committees.
- Will represent the Chamber interests with City, County, State and Federal counterparts as directed by the President or Board of Directors. Serves as liaison for major events in the community sponsored by the Chamber.

#### **2018 to Present Osage City Council, Osage City, Kansas**

- Represent the constituents of my Ward with the governing body of the city of Osage City, Kansas

#### **1993 to 2012 Kansas State High School Activities Association**

- Executive Secretary to Assistant Executive Director

#### **1986-2004 Osage City Recreation Commission**

- **1990-2004 -- Secretary/Treasurer** – Responsible for accounts payable/receivable, payroll for 80+ employees, government financial reports. Maintained bank account & expense ledger in compliance with budget. Developed & implemented budget.

#### **1988-1996 Osage City Country Club Golf Board**

- **Treasurer** - Responsible for club membership dues, payroll, accounts payable, government financial reports. Maintained bank account & expense ledger in compliance with budget. Developed budget.

#### **1981-1993 USD #420, Osage City Board of Education**

- **President** – 2 terms

#### **1972 to 1993 Hallmark Cards--Osage City / Leavenworth, KS**

(Osage City facility relocated to Leavenworth)

- Bookkeeper, Payroll Assistant – 300 employees
- Personnel Assistant
- Receptionist/Secretary
- Production Control Analyst
- Computer Operator

#### **1994 to 2001 Dollar General--Osage City, KS**

- Part-time
- Responsible for clerking, stocking & closing out cash drawers & making bank deposits

**1970 to 1971 Blue Cross/Blue Shield, Topeka, KS**

- Transcriber—Responsible for transcribing insurance letters to clients

**2012 to 2015 Mid America Management, Great Bend, KS (Osage Townhomes)**

- Site Manager – responsible for collecting rent, deposit, maintain cash ledger for Mid America Mgmt., processing prospective tenant applications, process tenant move-in & move-out procedures, report any repairs to maintenance

**EDUCATION:****High School: Burlingame High School, Burlingame, Kansas – Graduate May 1966****College: 1966-1968 Washburn University, Topeka, KS****1968-1971 Emporia State University, Emporia, KS**

- Received B.S. Business-Executive Secretarial

**1990/1992 Allen County Community College, Iola, KS**

- Outreach Continuing Education Program at Osage City—Computer Courses

**PERSONAL INFORMATION**

I grew up on a farm just outside the city limits of Burlingame, Kansas. Upon completing college, I got married and moved to Osage City, Kansas where I still reside after 50+ years of marriage. We have two sons who are grown and have wonderful families. Between the two sons, we have blessed with five remarkable grandchildren. I have been fortunate to have enjoyed forty years of my chosen career and upon retirement, I wasn't ready to hang it up yet and have joined the forces of the local Chamber of Commerce and City Council in pursuit for the betterment of the community.

**PROFESSIONAL & PERSONAL CAREER SUMMARY:**

- Maintains respect for the business profession with loyalty, dedication, high standards & work ethics.
- Employment accomplishments include perfect attendance, creative suggestion award, above standard performance reviews
- Community recognition for service on the school board; Contribution & dedication for youth in the community while serving on the Recreation Commission Board

**SKILLS:**

- Ability to develop effective office procedures & willing to implement suggestions that would benefit the organization
- Ability to establish & maintain a positive working relationship with colleagues

**REFERENCES**

Ronda Harmon (Harmon Dental) 840 Lakin St., Osage City, KS 66523 785-528-3773

Rod Willis (City Manager) 201 S. 5<sup>th</sup>, Osage City, KS 66523 785-528-3714Katie Hodge (Chamber Treasurer) 201 S. 5<sup>th</sup>, Osage City, KS 66523 785-528-3714

Pam Johnson (Friend) 21632 S. US Hwy 56, Osage City, KS 66523 785-221-5376



Jerry Hutchinson

Employment:

Co-Owner of radio station KHCA (Angel 95 FM)  
with wife Cathy in Manhattan, KS since 1990  
National Media Director for Grandkidsmatter.org  
2017 to present  
National Center for Fathering program producer  
1993 to present  
Program producer for "Apologetix with An X"  
national radio show

Past:

Announcer at KMAN/KMKF, Manhattan, KS  
1972-1977 and 1978-1990  
Part time announcer at KCHE, Cherokee, IA  
1969-1971

Education:

Council Grove (KS) High School graduate 1970  
Kansas State University BS in technical journalism 1974

City of Council  
Grove Promotion  
Grant

Amount being Requested \$ 2,700.00

Organization Name Kansas Agriculture & Rural Leadership, Inc. (KARL Program)

Address 10 E Umberger Hall, 1612 Claflin Road, Manhattan KS 66506  
Street City State Zip

Contact Person's Name Susan Sankey

Contact Person's Phone Number 785-532-6300 or 620-278-6509 (cell)

Anticipated Project Period: from AUG 26 to AUG 27

Are you requesting an exemption from the one year limit on money usage? No

Is this organization tax-exempt? Yes (501c3)

Total Project Cost \$ 4,200.00 (excludes labor and mileage)

Explain how applicant is providing their 20% portion of grant: **As a non-profit organization, KARL actively fundraises for support from individuals, corporations, grantors, etc. to supplement tuition; and, also efficiently manages its annual budget and overall expenses. This seminar accounts for an additional event from routine (due to pandemic re-boot) and the organization is garnering increased support to address these additional expenses.**

I agree to refund all unused grant monies to the City of Council Grove, once the project has been completed. I also agree to refund all unused grant monies if the Governing Body of the City of Council Grove deems that this project has not been completed within one year, unless time limit exemption has been granted. I also agree and understand that receipts of purchase must be provided to the City of Council Grove, so direct payment to vendors can be accomplished.

Signature  Date June 29, 2021

**With this application, please provide a letter of need that explains why you feel grant money should be awarded for this project.**

Listed below are ideas you may or may not want to include in the letter of need:

1. Geographic Area to be served.
2. How will this request benefit the community of Council Grove as a Promotions Grant?
3. What are the problems that this project will try to solve?
4. What kind of local support is there for the project?
5. How will this grant, if awarded, be used?
6. Any additional information you would like us to consider.

**(SEE ATTACHED LETTER)**



**June 29, 2021**

**City of Council Grove  
RE: Promotion Grant**

Thank you for this opportunity to apply for funding that can help facilitate and support a KARL seminar to be hosted August 26-27, 2021 in Council Grove.

Kansas Agriculture and Rural Leadership, Inc. (KARL) is a leadership development program that serves agriculture and rural Kansas. Every two years, a class of up to thirty persons is selected for leadership development. Seminars are held across the state of Kansas, including Topeka and Kansas City, Washington, D.C., and Gettysburg, Pennsylvania; plus, and international study tour. KARL is part of an international network called IAPAL (International Association of Programs for Agricultural Leadership) that includes 42 other states and several countries. Established in 1989 through an initiative of the Kellogg Foundation, KARL serves agriculture and rural Kansas. The Program has over 430 graduates, and many of these KARL Fellows serve in leadership roles at the local, county, state, regional, and national levels. The program focuses on education, collaboration, innovation, and networking. KARL identifies, prepares, and connects aspiring leaders to spark action that will positively impact Kansas agriculture and rural communities.

Per the application, here is some additional information:

**1. Geographic area served**

KARL serves the entire state of Kansas; class members come from all parts of the state – From Liberty and Mound Valley in Southeast Kansas to Oakley and Smith Center in Northwest Kansas and from Sabetha in Northeast Kansas to Liberal in Southwest, and other communities all across the state (see attached roster). We are glad to meet in Council Grove and use local services and vendors.

**2. How will this request benefit the community of Council Grove as a Promotions Grant?**

KARL chose Council Grove as its destination last Spring as an additional in-person seminar to bring the class back together after having been separated during its usual Year Two schedule due to the Covid-19 pandemic. Bringing the class together from all over the state will pull together a higher level of



understanding about the challenges, opportunities, and successes encountered in our rural communities. The KARL Network helps share this knowledge and creates energy for on-going conversations and ideas for the greater good.

**3. What are the problems that this project will try to solve?**

KARL is a program that helps educate participants about our rural communities and creates a network to address issues. We are looking forward to hearing from your local business panel to discuss successes, learnings, observations from rural changemakers who are revitalizing a Kansas rural community. We are especially eager to hear about entrepreneurial projects.

**4. What kind of local support is there for this project?**

Area KARL Fellows, board members, and associates are invited to participate. Each seminar typically brings people together from the area to be a part of the seminar not just to provide support, but to also disseminate information to other communities.

**5. How will this grant, if awarded, be used?**


Funding will be injected into the local economy for local lodging and vendors, facility rental and use, food, supplies, and other related purchases to support seminar and participant education.

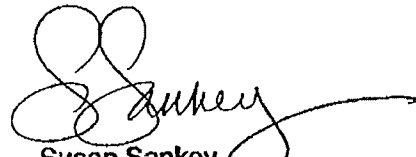
**6. Additional information**

KARL raises 100% of the support for its annual budget of \$500,000, with each seminar cost averaging approximately \$20,000, depending on duration and location. We are grateful for many partners who support the Program. We operate with a small staff of less than 4 persons, including a student worker and an administrative support employee shared with another organization.

It is with great respect that KARL submits this application for funding to support this new seminar in Council Grove. We are hopeful that a local representative can provide a brief welcome with the rich history of your community. We applaud the recent recognition of Council Grove by Smithsonian and look forward to convening KARL Class XV in August.

Respectfully submitted,

  
Jill Zimmerman  
President

  
Susan Sankey  
Vice President

*Your consideration for funding is greatly appreciated. Thank you!*

*NBAF public affairs specialist, the director of communications, and the outreach coordinator have committed to presenting a program for KARL at Tiffany Cattle Company Thursday evening, August 2nd.*

## Promotion Grant Application - KARL Program

Susan Sankey <ssankey@ksu.edu>

Tue 29-Jun-21 10:57 PM

To: citycg@tctelco.net <citycg@tctelco.net>

Cc: Jill Zimmerman <jazimmer@ksu.edu>

1 attachments (317 KB)

KARL - Council Grove City Sales Tax Grant Application 2021 JUN 29.pdf

Hello, Mr. Jones --

Please see attached application and letter from the KARL Program.

I'm in a remote area and experienced internet access issues today, so these are not as clear as I'd like for them to be. I will be driving to Manhattan tomorrow (Wednesday) and plan to stop by Council Grove City Hall with a hard copy of the application and accompanying letter to personally deliver to you.

Our group has lodging plans at The Cottage House, will be spending time with the Tiffany Cattle Company in the nearby Flint Hills, utilizing facility space downtown for group interactions, visiting with local business owners, the Chamber of Commerce, and eating at local establishments in Council Grove. Including lodging, meals, facility rentals, etc., we anticipate a budget of \$4,200.00, excluding labor and mileage expenses. We are pleased that in addition to the current KARL Class and staff, additional guests will join us from the National Bio and Agro-Defense Facility, as well as additional KARL Fellows, board members, friends and partners.

Please let me know if you need additional information or have any questions. We appreciate the opportunity to apply for funding that helps make this seminar possible in Council Grove and for the KARL Class to learn about your community.

Sincerely,  
Susan Sankey



Kansas Agriculture and Rural Leadership Program  
10E Umberger Hall | 1612 Claflin Road  
Manhattan, KS 66506

Office: 785-532-6300  
Cell: 620-278-6509

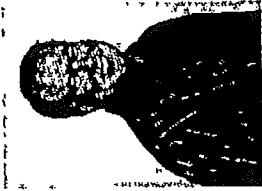
[www.karlprogram.com](http://www.karlprogram.com)



**Kim Baldwin**  
Inman



**J.J. Bebb**  
Mound Valley



**Leland Brown**  
Lenexa



**Allison Burenheide**  
DeSoto



**Darci Cain**  
Ellis



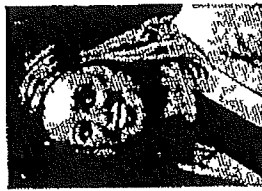
**Stewart Cauble**  
Liberal



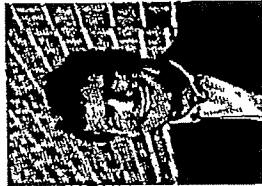
**Amy Doane**  
Downs



**Jessica Ebert**  
Tescott



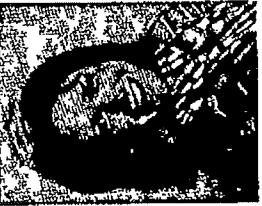
**Karly Frederick**  
Pratt



**Roy Frey**  
Sabetha



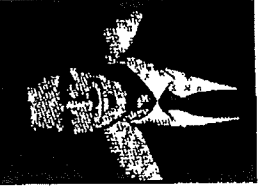
**Sean Gatewood**  
Topeka



**Kayla Jarvis**  
Phillipsburg



**Justin Kastner**  
Manhattan



**Austin Love**  
Garden City



**Leigh Ann Maurath**  
Oakley



**Tyler Millershaski**  
Lakln



**Jesse Muller**  
Liberty



**Jackie Mundt**  
Preston



**Andrew Ochampaugh**  
Russell



**Garrett Reiss**  
Kinsley



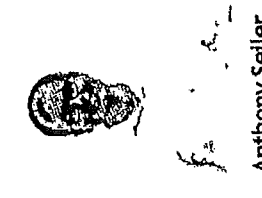
**Kendra Riley**  
Manhattan



**JR Robl**  
Wichita



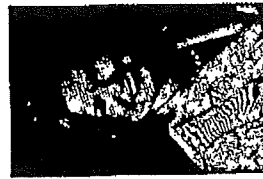
**Clay Schemm**  
Sharon Springs



**Anthony Seller**  
Wichita



**Bob Tempel**  
Garden City



**Debra Teufel**  
Hutchinson



**Shawn Thiele**  
Manhattan



**Beth Weibert**  
Abilene

**KARL Program** - In 1989, a group of twenty individuals representing virtually all segments of Kansas agriculture met to discuss the need for an extensive educational program designed to build a leadership base for Kansas agriculture and related industries. The first board meeting for the Kansas Agricultural and Leadership program was October 3, 1989, and KARL, Inc. formed in 1990.

The first class of 30 participants began their leadership development in 1991. Since then, over 400 participants have completed the program, keeping Kansas at the forefront of providing leaders who influence our communities and our state.



## KARL Class XV 2019-2021

**Kim Baldwin**  
Imman – McPherson County  
Partner, Family Farming operation

**J.J. Bebb**  
Mound Valley – Labette County  
Crop Insurance Agent, Cornerpost Crop Insurance

**Leland Brown**  
Lenexa – Johnson County  
Sales Management, Merck Animal Health

**Allison Burenheide**  
De Soto – Johnson County  
Livestock Marketing Coordinator, Merck Animal Health

**Darel Cain**  
Ellis – Ellis County  
Associate VP of Development, Fort Hays State University Foundation

**Stewart Canble**  
Liberal – Seward County  
Workers Compensation Manager, Seaboard Farms

**Amy Doane**  
Downs – Osborne County  
Director of Communications & Development, Smith County Memorial Hospital

**Jessica Ebert**  
Tescott – Ottawa County  
National Account Sales Manager & co-owner of Ebert Ranch

**Karly Frederick**  
Pratt – Pratt County  
Marketing & Business Intelligence Manager, BTI John Deere

Updated: June 7, 2019

**Roy Frey**  
Sabetha – Nemaha County  
Insurance Agent, Kansas Insurance Group, Inc.

**Sean Gatewood**  
Topeka – Shawnee County  
Lobbyist/Advocate, Gatewood Government Relations & Consulting

**Kayla Jarvis**  
Phillipsburg – Phillips County  
Trust Officer, First National Bank & Trust

**Justin Kastner**  
Manhattan – Riley County  
Associate Professor & Ordained Minister, Kansas State University & Trinity Canton Church

**Austin Love**  
Garden City – Finney County  
Commercial Loan Officer, Commerce Bank

**Leigh Ann Maurath**  
Oakley – Logan County  
District Administrator, Kansas Farm Bureau

**Kyler Millerstanski**  
Lakin – Kearny County  
Farmer, MK Farms, Inc.

**Jesse Muller**  
Liberty – Montgomery County  
Farmer & Ranch Manager, Muller Construction, Inc.

**Jackie Mundt**  
Preston – Pratt County  
Communications & Marketing Manager, Kanza Cooperative Association

**Andrew Ochampaugh**  
Russell – Russell County  
Technical Sales & Service Manager, Agrilead, Inc.

**Garrett Reiss**  
Kinsley – Edwards County  
Area Sales Manager/Agronomist, Phytech US, Inc.

**Kendra Riley**  
Manhattan – Riley County  
Animal Disease Traceability & Brand Recorder, Kansas Department of Agriculture

**JR Robl**  
Wichita – Sedgewick County  
Director of Business Development, Hutton Construction Corporation

**Clay Schemm**  
Sharon Springs – Wallace County  
Farmer, Operations Manager, Arrow S Farms

**Anthony Seiler**  
Wichita – Sedgewick County  
Executive Director, Sedgewick County Farm Bureau

**Bob Tempel**  
Garden City – Finney County  
General Manager/COO, WindRiver Grain, LLC

**Debra Teufel**  
Hutchinson – Reno County  
Hutchinson/Reno County Chamber of Commerce

**Shawn Thiele**  
Riley – Riley County  
Associate Director, IGP Institute, Kansas State University

**Beth Welbert**  
Abilene – Dickinson County  
Grain Marketing Advisor, Ag Risk Consulting