

FLINT HILLS REGION

FHRC Board of Directors Special Called Meeting Agenda February 12, 2021 8:00 am – 10:00 am

Join Zoom Meeting

<https://us02web.zoom.us/j/82416415300>

Invited: Directors from Member Jurisdictions, Fort Riley, Governor's Military Council, Kansas State University, Community Stakeholders – Open to the Public

8:00am

1. Welcome / Roll Call / Establish Quorum Richard Weixelman,
President

2. New Business Richard Weixelman
President
 - a. Presentation from multiple stakeholders related to a Regional River/Trail Proposed Project from Milford Lake to Wamego, discussion and consideration of approval for 1) the Flint Hills Regional Council to serve as a lead in forming a Regional Coalition of stakeholders interested in moving the project forward, and 2) authorization to submit a non-monetary National Park Service application due March 1, 2021— seeking letters of commitment from interested stakeholders as part of the application. The goal of this proposed project would be to provide additional technical support that would assist with the first stage of the project, as a way to begin a multi-beneficial effort to create economic, recreational, and social activities, incorporate flood mitigation design techniques as appropriate, and promote a more healthy region.

9:00am

- b. Discussion and consideration of options related to the proposed submission of the 2021-2024 EDA Planning Partnership Grant application, consider authorization to submit the application, commit recommended local match each year for three years in partnership with regional stakeholder commitments, and submit local match commitment letters as required by the application.
 - c. Discuss and consider approval of a line of credit pay-off strategy to be submitted to Central National Bank as a path moving forward, contingent upon stakeholder commitments related to the 2021-2024 Economic Development Administration (EDA) Planning Partnership grant and continued support from member jurisdictions over the next three years.

3. Adjournment Richard Weixelman
President

The next regularly scheduled Board meeting will be next Friday, February 19, 2021.

*Enhancing the economic viability and improving the quality of life
through regional collaboration in the Flint Hills*

Regional River /Trail Proposed Project



Background

- There are only three navigable rivers in Kansas (Kansas, Ark & Missouri). All other streams are private in Kansas.
- Kansas River ~173 miles long from Junction City to Kansas City and large watershed.
- A few access sites were constructed in the 1970's and early 1980's on the Kansas River.
- Renewed interest in the 1990's, "Kansas River Recreation" plan was developed in 1998.

"What we have in just the Kansas and Arkansas Rivers alone is a public river trail system that extends statewide, near thousands of potential users across Kansas, with virtually no access to it. It just doesn't make much sense to have these two great public rivers with enjoyable potential recreational experiences in our back yard, with no way to access them" T.J. Hittle

Background

- Goal was to place access every 10-15 miles.
 - In 2000, there were only public 5 access sites
 - 14 additional access sites have been developed since
- Over \$1,000,000 has been committed by KDWPT to develop access since 2000
- MOU's with local municipalities
- Unique partnership with



Kansas River was dedicated as a National Water Trail in 2012.

Dedication



River Tour

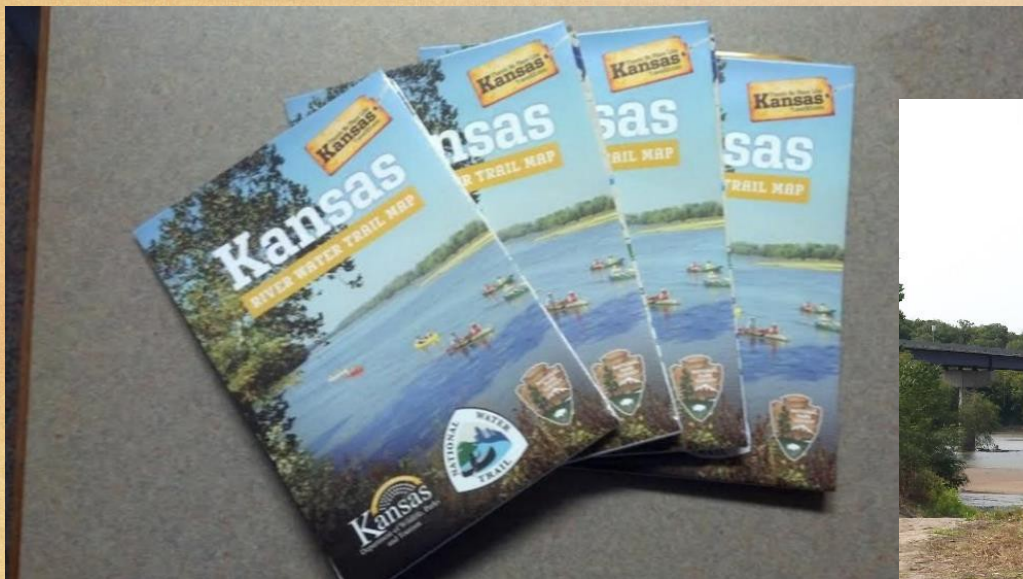


Kansas

River Trail



- <http://www.travelks.com/ksrivertrail/>
- There is also a National Water Trail site maintained by NPS
<http://www.nps.gov/watertrails/>



Current Kansas River Sites

19 sites currently open to public access



Topeka Projects

Topeka Riverfront Authority & the Riverfront Advisory Committee
Downtown plan currently in progress

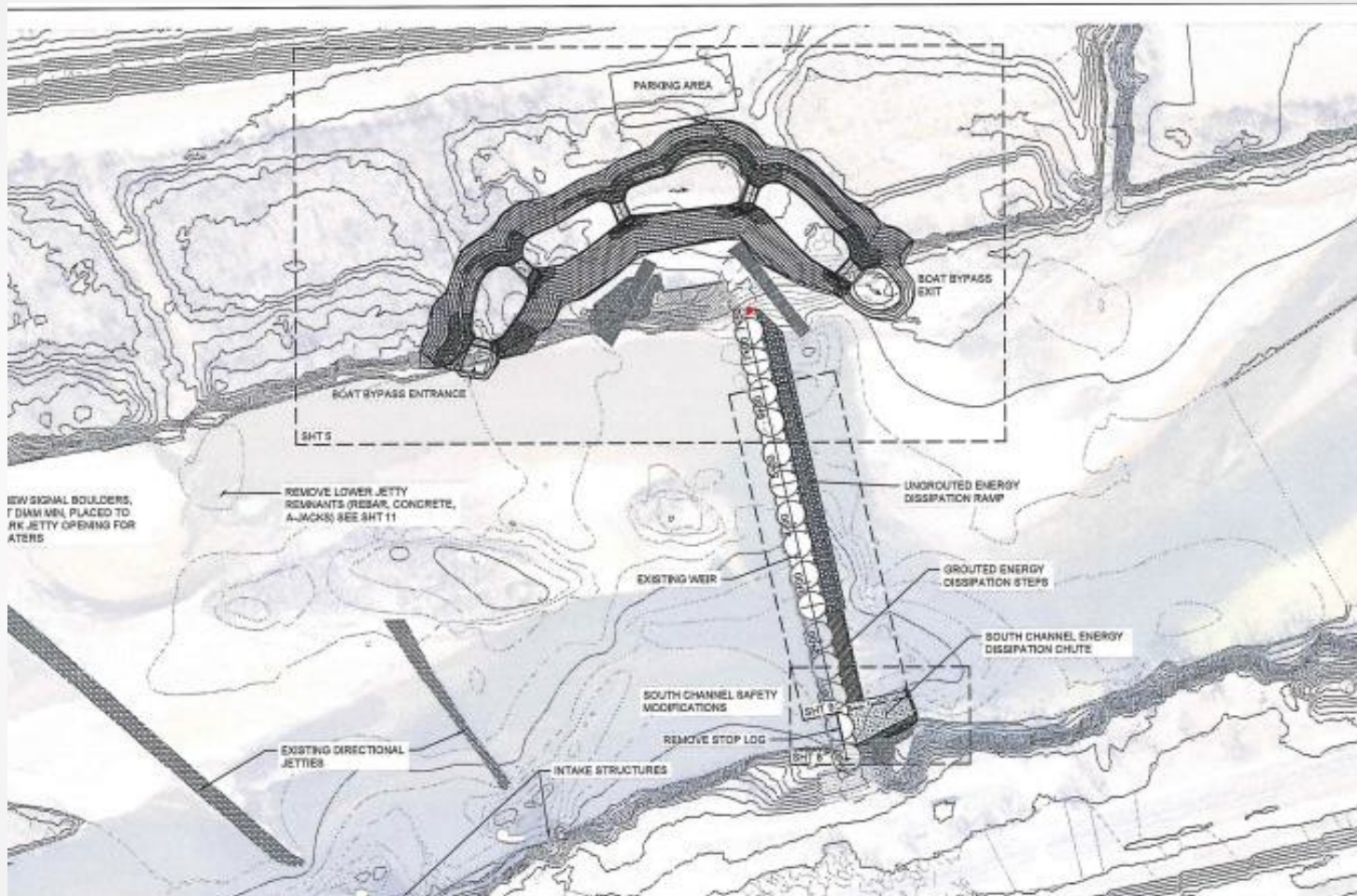


Topeka Projects

Topeka Weir Safety Project

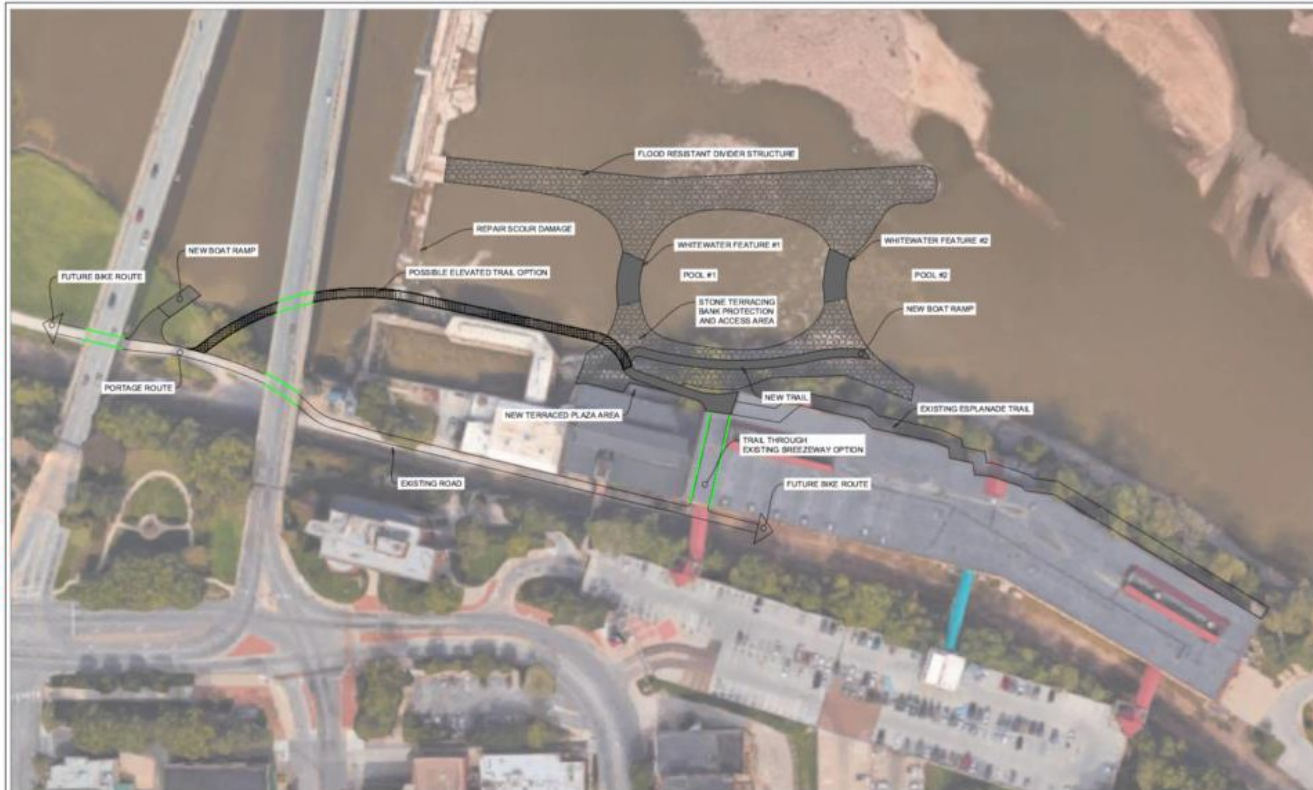


Topeka Projects



Lawrence Project

DRAFT CONCEPT SKETCH



BOWERSOCK DAM PLAN VIEW CONCEPT



LEGEND

- STONE TERRACING AND STRUCTURE
- NEW CONCRETE TRAIL
- EXISTING TRAIL
- BOAT RAMP
- ELEVATED TRAIL OPTION

Recreation
Engineering & Planning

RECREATION ENGINEERING
AND PLANNING
1001 W. 10TH AVENUE
SOLA, CO. 80202
WWW.WATERPARKS.COM

DRAFT

PROJECT OWNER:
LAWRENCE DAM
REPAIR
KANSAS RIVER
DAM REPAIR

KANSAS RIVER DAM CONCEPT
LAWRENCE, KS
PRELIMINARY - NOT FOR CONSTRUCTION

SHT 1

REVISIONS:

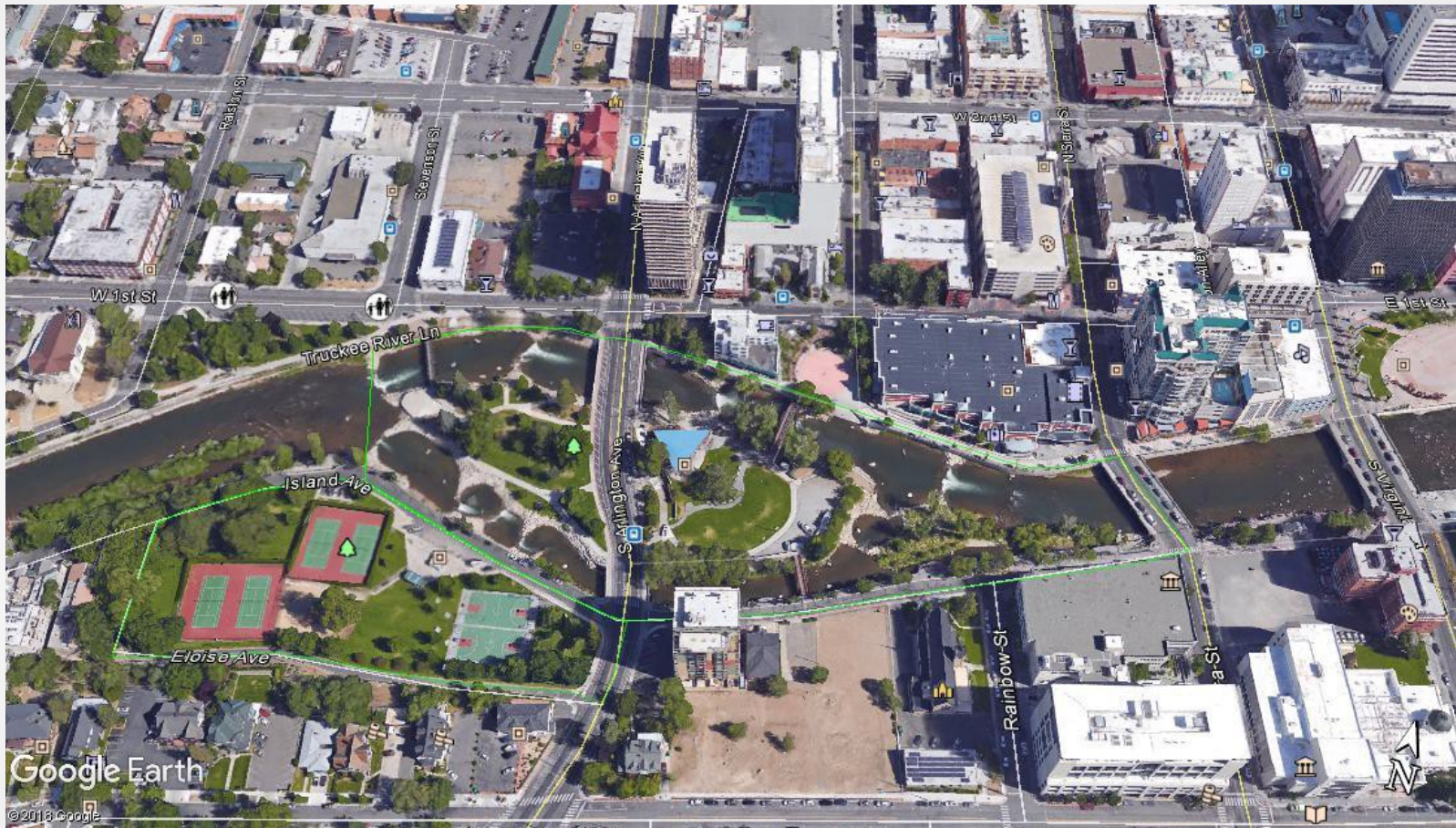
NO.	DATE

DRAWING NO.

1

SHEET 1 OF XX

Reno, NV









Oklahoma City

- **Paddlesports
Retailer,
Oklahoma City**
- **Kansas and surf
gear!**



Des Moines, IA



Des Moines, IA - Economic Impact

Economic Development

The first of many economic impact studies, focused on three downtown dam projects, already shows the investment in Central Iowa Water Trails will pass through to the local economy. Adding in access points, features and recreational tools along 86-plus sites across central Iowa will only increase that economic impact.



Central Iowa Water Trails will have the ability to draw Iowans and tourists alike from hours away. Our initial studies show that this project will not only create 150+ full-time jobs but will also include \$100 million-plus dollars in total direct spending over the first five years.

Economic Impact

Smaller parks also show positive economic effects. Studies reveal the following annual user and monetary contribution estimates to communities from their whitewater parks:

City	River	Annual User-Days	Economic Impact
Golden, Colo.	Clear Creek	14,000	\$2.2 million
Durango, Colo.	Animas River	37,000	\$18.0 million
Saratoga, N.Y.	Sacandaga River	25,000	\$3.7 million
Kent, Ohio	Cuyahoga River	40,000	\$1.7 million
Steamboat Springs, Colo.	Yampa River	75,000	\$7.2 million
Inglis/Levy County, Fla	Withlacoochee River	64,700	\$9.3 million

Multiple River Related Efforts – Laying Groundwork and Building Momentum



Regional Coalition Opportunity Connecting Existing Interested Networks

- Wakefield - Milford Lake Improvement Opportunity
- Milford Lake to JC - White Water Course Opportunity - Connect to Riverwalk Trail on Fort Riley
- Junction City - Grant Avenue Improvements / Boat Ramp Area Connection Improvements
- Ogden Comprehensive Plan - Visioning - Connecting Trail from Fort Riley Gate to Kansas River
- MHK Riverfront - Rod Harms & Phil Anderson – Connecting to Downtown Opportunity
- Rocky Ford / Tuttle Creek - White Water Course Concept Plan
- Wam-Sag-Man Trail & River Advocates
- Saint George Comprehensive Plan - Visioning - Connecting Downtown to River Area
- Wamego Boat Ramp Area Improvement Opportunity

Addresses Multiple Goals Via Multi-Purpose Solutions

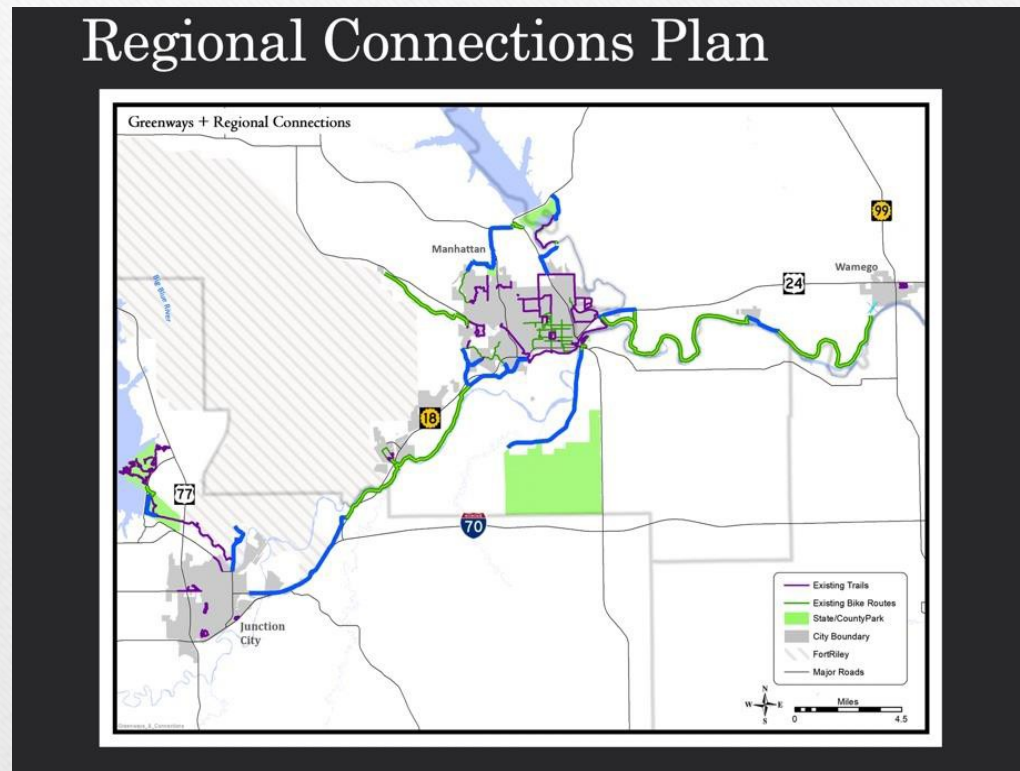
- Stormwater Management / Flood Mitigation Techniques – (Among Highest Priorities in MHK)
- Talent Attraction & Retention Strategy via Quality of Place Improvements (Regional Priority)
 - Creating Recreational, Social, & Entertainment Opportunities
- Increase Tourism (Regional Priority)
 - Creation of World-Class Whitewater Course
- Opportunity to Partner with K-State Athletics and USDs
 - (i.e. Cross-Country Training Trail, or other sports...)
- Nature Trail Expansion - Highlighting Nature Zones for Educational and Attraction Purposes
- Positive Environmental Impacts
 - (i.e. water quality, wildlife habitat restoration, preservation of wetlands, etc.)

Riverfront Visioning Process & Trails Connecting the Region is Desired in All 3 Counties

Region Reimagined – Quality of Place Work Groups & Leaders Retreat 2019

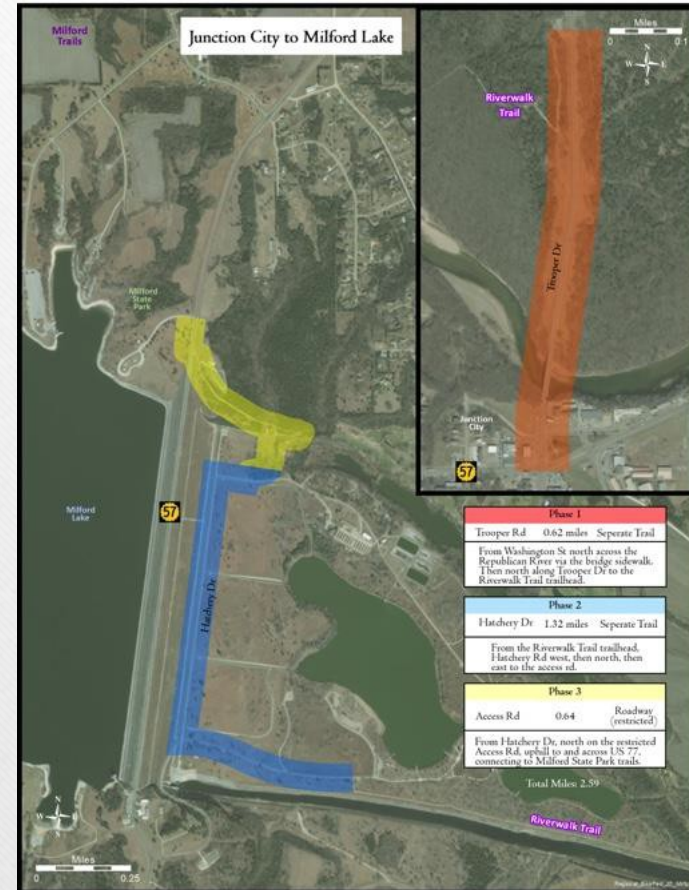
Overall Rank	Common Themes That Arose from Each County	Geary County Ranking	Pottawatomie County Ranking	Riley County Ranking	Total Score
1	Indoor Recreation	9	52	27	88
2	Trails	9	41	33	83
3	Outdoor Recreation	30	17	35	82
4	Parks & Designated Natural Areas	34	27	18	79
5	Entertainment	3	22	52	77
6	Riverfront	4	13	56	73
7	Community Entrances	15	5	34	54
8	Design Elements	13	1	24	38
9	Cultural Heritage	17	3	14	34
10	Wayfinding	3	16	13	32
11	Performing Art	9	9	12	30
12	Art	5	1	19	25

Flint Hills MPO Partnered w/ Region Reimagined QP Work Groups

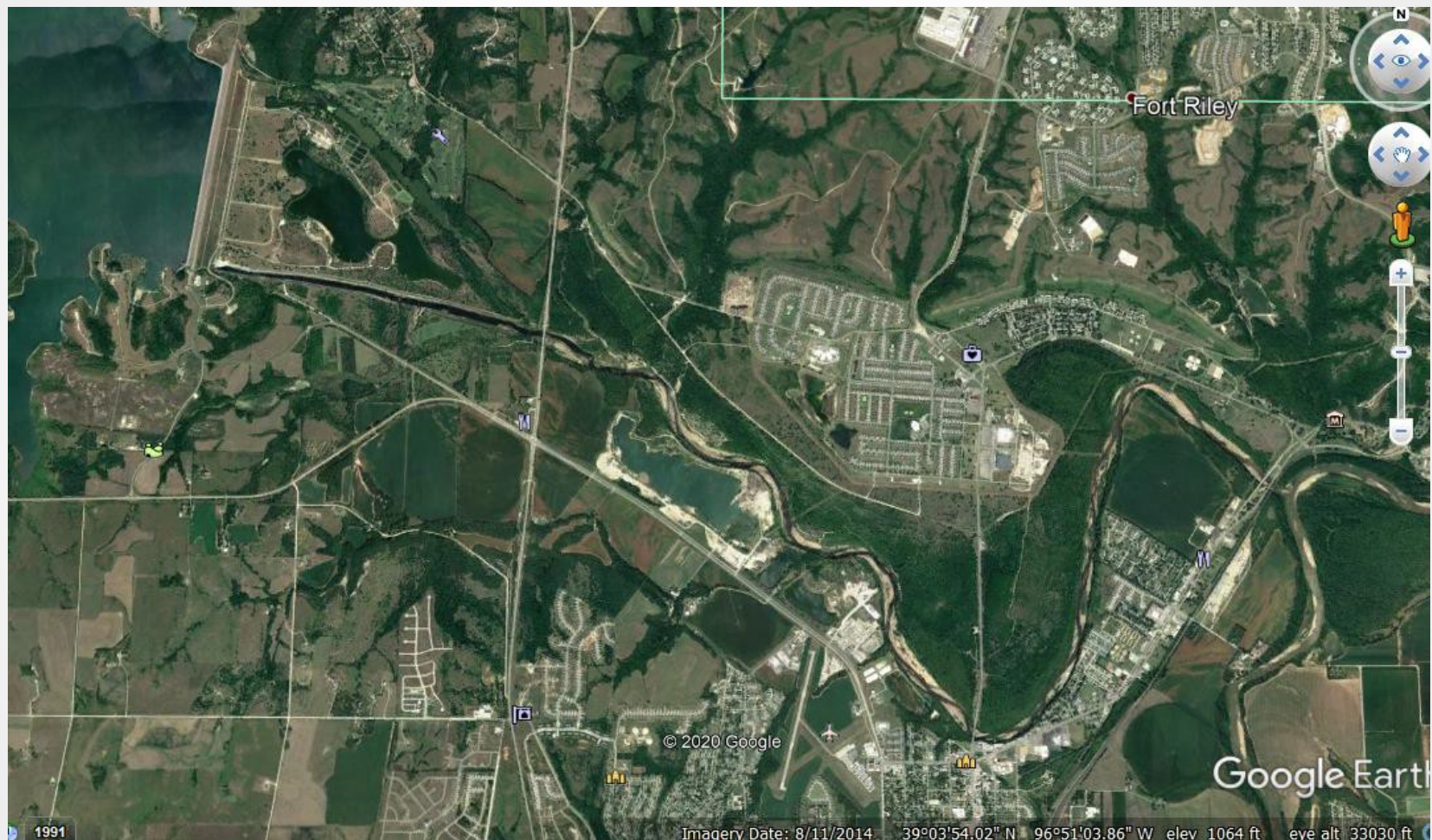


<https://www.youtube.com/watch?v=kPRueYmUcO4>

Flint Hills MPO - Junction City to Milford Lake Potential Connections



Geary County Possibilities – Milford Lake to Junction City





FUTURE PARK SPACE



OGDEN RIVERFRONT MASTERPLAN



COMMUNAL SPACE



BOULDERING PARK



GLAMPING/CAMPING



PUMP TRACK



WATER FEATURE



RIVERFRONT TRAILS



NEW RIVERFRONT



BOARDWALK

MTB TRAILS

RESTROOMS



BOAT RAMP



HIKING/BIKING TRAILS

TRAILS TO MARK

Manhattan Riverfront Effort



<https://www.riverfrontmhk.com>

Executive Committee

- Phil Howe
- Dick Seaton
- Mike Dodson
- Rod Harms
- Phil Anderson

CEO- GMCF – Vern Henricks

Website - Tracy Anderson



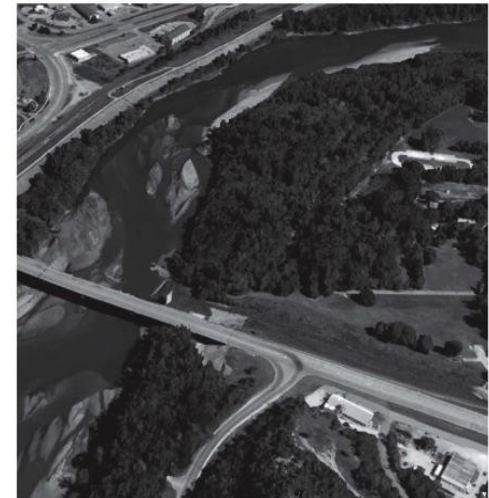
[Mission](#) [History](#) [Outreach](#) [Ideas](#) [Contact](#) [Donate](#)

After the devastating 1951 flood, a levee was built around our fair city for flood protection. An unintended consequence was our estrangement from the beauty and history of the Kansas and Blue Rivers, the spectacular 19th century riverboat highway that led to our founding in 1855. Our Kansas River possesses great untapped development potential. Many cities, including Wichita, Omaha, and San Antonio, have successfully developed their riverfront. OUR riverfront could also be developed to reflect our history and cultural heritage, AND expand recreational and commercial uses.

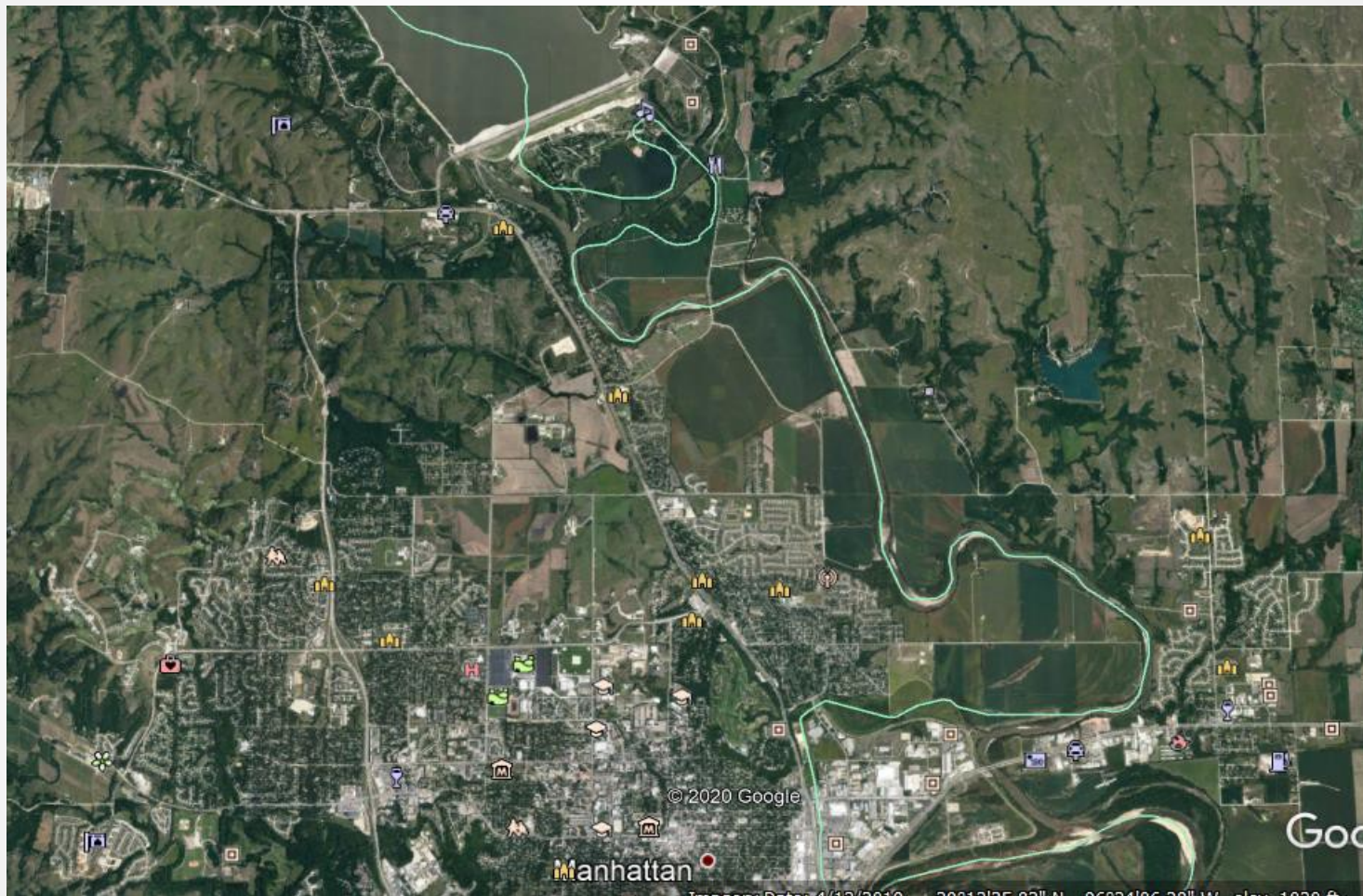
Mission

Our purpose for raising \$175,000 is to hire Gina Ford [Agency Landscape + Planning] a nationally recognized designer of riverfront developments. Her job would be to:

- (1) study our riverfront in relation to our downtown,
- (2) engage the city and county planners,
- (3) engage the general public
- (4) design a plan for the development of our Kansas Riverfront. We expect this process would take about a year.



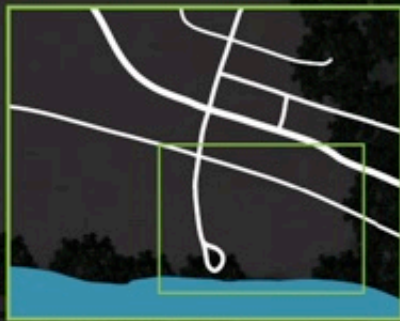
Rocky Ford Enhancement Proposed Project



Rocky Ford Enhancement Proposed Project



ST. GEORGE RIVERFRONT MASTERPLAN



DOWNTOWN UPDATE



PLAY AREAS



BOULDERING



SHELTER/TOILETS/FIRE PITS



DOG PARK



GLAMPING



RESTROOMS

PICNIC TABLES

TRAILS TO MHK

BOAT/KAYAK RAMP



KAYAK AMENITIES



RIVERFRONT TRAILS



TRAILS TO WAMEGO

Proposed Action Items

Coalition

1. Consider approval of FHRC to serve as lead in forming Regional Coalition interested in moving Regional River / Trail Proposed Project forward.

National Park Service Application

2. Consider providing authorization to submit a non-monetary National Park Service application March 1, 2021, seeking letters of commitment / support from stakeholders.

FLINT HILLS REGION

Flint Hills Regional Council
Board of Directors

February 12, 2021

Agenda

1. CALL TO ORDER / ROLL CALL / ESTABLISH QUORUM

2. NEW BUSINESS

- Regional River/Trail Concept Plan – National Park Service
- 2021 EDA Planning Partnership Grant Application & Local Match Requirement
- Line of Credit Pay-Off Strategy

Next Meeting Friday, February 19, 2021



Roll Call / Quorum

Clay County

Voting Board Member

1. Clay Center – James Thatcher
2. Wakefield – Chris Dumler

Dickinson County

Voting Board Member

1. Herington – Debi Urbanek

Advisory Board Member (Non-Voting)

- Chapman – John Deardoff

Geary County

Voting Board Member

1. Geary County – Trish Giordano
2. *Junction City – Tim Brown

Lyon County

Advisory Board Member (Non-Voting)

1. Reading – Tonya Coppock

Morris County

Voting Board Member

1. *Council Grove – Sharon Haun
2. Morris County - David Fox

Advisory Board Member (Non-Voting)

- Dwight – Heather Brown
- White City – Susan McKenzie

Pottawatomie County

Voting Board Member

1. *Pottawatomie County – Dee McKee
2. *Wamego - Richard Weixelman
- 3a. St George Deb Werth
- 3b. Westmoreland Jeff Rosell

Advisory Board Member (Non-Voting)

- Onaga - Sarah McKinsey

Riley County

Voting Board Member

1. *Manhattan – Linda Morse
2. Riley County - Kathryn Focke

Advisory Board Member (Non-Voting)

- Leonardville - Deandra Anderson
- Ogden - Angela Schnee

Wabaunsee County

Voting Board Member

1. *Alma – Pam Bales
2. Wabaunsee County - Joel Fager
- 3a. Alta Vista Ryan Armbrust
- 3b. Eskridge Dolly Mercer

Advisory Board Member (Non-Voting)

- Harveyville - Roy Rickel

Ex-Officio

Advisory Board Member

1. Fort Riley – Ben Van Becelaere / Kelly Paskow
2. Kansas State University - Linda Cook

Managing \$2.1 Million Total

**\$918,000+ in New Grants
Supporting the Region**

Federal Share	Match	Award Total
\$1,940,825	\$166,772	\$2,107,597

Managing \$2.1M Total

2020 Programs by Funding Agency—Supporting Our Flint Hills Economic Development District

Economic Development Administration (EDA)

- ✓ 1. 2020 CARES Act Award (100% Funded) Regional Recovery Plan & Coordination — **\$399,886**
- ✓ 2. 2020 Planning Partnership Award (50/50 Match)—Supporting Flint Hills Economic Development District Plan Implementation & Match Provided by FHRC Membership Dues from 25 Members — **\$140,000**

Department of Defense, Office of Economic Adjustment (OEA)

- 3. 2020 OEA JLUS II (90/10 Match)—Fort Riley & Community Economic Development—Prevention of Encroachment While Supporting Community Economic Development—Joint Land Use Study (JLUS) Implementation—**\$518,246**
- 4. 2018 OEA JLUS I (90/10 Match)—**\$449,465**

Environmental Protection Agency (EPA)

- ✓ 5. 2018 Community Assessment of Hazardous Substance & Petroleum Brownfields—Sparking Redevelopment & Economic Development Opportunities — **\$600,000**
- ✓ = Support Available to All Members and All Seven-Counties within the Flint Hills Economic Development District



Regional Economic Development Plan Implementation Efforts

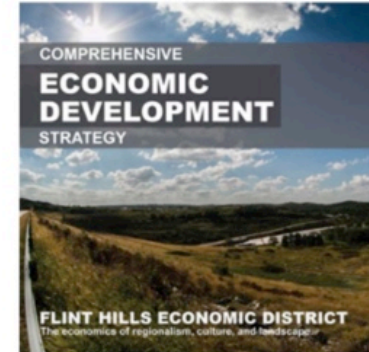
Flint Hills Economic Development District & Plan



The Flint Hills Economic Development District is Our Region's Most Valuable Designation.

Economic Development District Designation = Access to Millions of Dollars to Support Our Region

Flint Hills Regional Council's coordinator role to oversee the regional economic development plan is critical, and no other entity is positioned to assist in this way for the seven-county area.



Flint Hills Economic Development District = Chase, Geary, Lyon, Morris, Pottawatomie, Riley & Wabaunsee Counties

*~84% of FHRC Membership Dues Have Been Used to Meet the 50% Match Requirement for the Economic Development Administration (EDA) Planning Partnership Grant
Leaving FHRC with \$13,500 total for all other grant match & non-restricted operational cost & activities.*

Annual Revenue vs Cash Match Obligations

ANNUALLY

Membership Dues = \$83,600

Investment Needed to Pay for FHRC Staff Time - Seeking Grant Funding in Support of EDA District Plan Coordination & Implementation



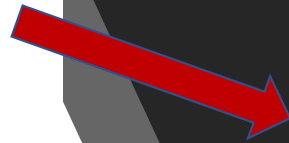
Planning Partnership Local Match Requirement = \$70,000

Generating the \$2.1M+ for Region

Department of Defense, OEA JLUS Cash Match = \$12,606

This is not a sustainable path forward, and primary reason for organizational debt

Remaining Unrestricted Funding = \$994



Grant work does not generate revenue. It only increases the volume of work required to sustain staff to provide value to region.

\$115,900 Line of Credit to Pay Off by January 2022

2021 – 2024 EDA Planning Partnership Grant – 3 Options

1. Do not apply and likely lose Flint Hills Economic Development District Designation by the Economic Development Administration
2. Apply for reduced amount and most likely remain at reduced amount in future grant cycles
3. Apply for EDA recommended amount \$210,000 Federal / \$210,000 Local Match over three-year period.
(\$70,000 / \$70,000 each year to keep funding door open)



If ED District is desired to remain in-tact, it requires regional partners to commit \$70,000 / year, in addition to any membership dues collected

FHRC Member	Agency Contributing	In-Kind - Secured	Tentative Cash – Awaiting Confirmation
Geary County / JC	JC/GC Economic Development Corp	\$6,644 - Secured	
	City of Junction City		\$10,710 – Being proposed to City Commission Feb 16
Morris County	Greater Morris Development Corporation	\$1,166 - Secured	(\$1,879) – May not be possible
Pottawatomie County	Pottawatomie County EDC	\$3,326 - Secured	\$5,361 – Being Proposed to Board Feb 18
Riley County	Manhattan Area Chamber of Commerce	\$14,410 - Secured	\$23,229 – Proposed to Executive Committee Feb 10
Wabaunsee County	Wabaunsee County Director	\$1,206 - Secured	(\$1,987) – May not be possible
Kansas State University	LARCP Professor	Secured	
Other Private Entities or Other Efforts to Generate Revenue			\$3,900+ – Seeking Coverage for Potential Gap
Potential Based on Responses to Date		\$26,800 - Secured	\$39,300
Total Goal – Each Year for Three Years		\$26,800	\$43,200

2021 – 2024 EDA Planning Partnership Grant

Consider approving one of these options:

1. Do not apply and likely lose Flint Hills Economic Development District Designation by the Economic Development Administration
2. Apply for reduced amount and most likely remain at reduced amount in future grant cycles
3. Apply for EDA recommended amount \$210,000 Federal / \$210,000 Local Match over three-year period.
(\$70,000 / \$70,000 each year to keep funding door open)



Authorizing application submission, committing required match each year for three years & signing match letter

Line of Credit Pay-Off Strategy – 1-year

Full Payoff

Balance	Interest Rate	Expected Monthly Payment	Expected Payoff Time
\$114,794	4.5%	\$11,717	11 months

\$128,887 In
Next 11 Months

Current Funding
Does Not Allow

Debt Repayment Chart



Principal:	\$126,506
Interest:	\$2,381

Click on the chart to see how much interest you will pay over the life of the debt.

Line of Credit Pay-Off Strategy – 2-years

Full Payoff

Balance	Interest Rate	Expected Monthly Payment	Expected Payoff Time
\$114,794	4.5%	\$5,446	22 months

\$65,352
Year 1

\$54,460
Year 2

Debt Repayment Chart



Principal:	\$114,797
Interest:	\$5,015

Click on the chart to see how much interest you will pay over the life of the debt.

Line of Credit Pay-Off Strategy – 3-years

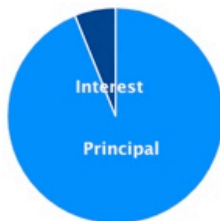
Full Payoff

Balance	Interest Rate	Expected Monthly Payment	Expected Payoff Time
\$114,794	4.5%	\$3,705	33 months

\$44,460
Year 1 & 2

\$33,345
Year 3

Debt Repayment Chart



Principal: \$114,801

Interest: \$7,464

Click on the chart to see how much interest you will pay over the life of the debt.

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REGION

Line of Credit Pay-Off Strategy

Consider approving line of credit pay-off strategy to be submitted to Central National Bank

FLINT HILLS
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Business Survey Results Dashboard – Next Week

To Our Flint Hills Business Family,

You are our backbone; what makes our communities *our* communities. You support us by providing the things we need through this journey we call life. From helping the freshly minted driver buy their first car, to providing a place for us to watch our favorite sporting events and grab a bite to eat, to helping us find the perfect gift for a loved one, and everything between, you have been there for us. Now, it is our turn to be there for you.

Take the
Quarter 1 Business Confidence Survey

FLINT HILLS
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Planning Partnership Implementation Efforts

Regional Economic Development
Plan

Partnership with K-State Center for
the Advancement of
Entrepreneurship

Connecting Entrepreneurs & Small
Businesses to Resources

Connecting Businesses to Entrepreneur Consultation



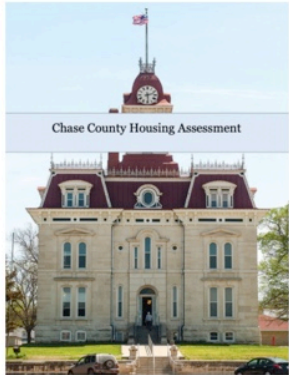
Providing Interested Business List to
K-State for 2021 Spring & Fall
Semesters

FHRC Members Are Selecting At Least
One Businesses to Participate

Wait List Will Be Created Depending
on Level of Interest

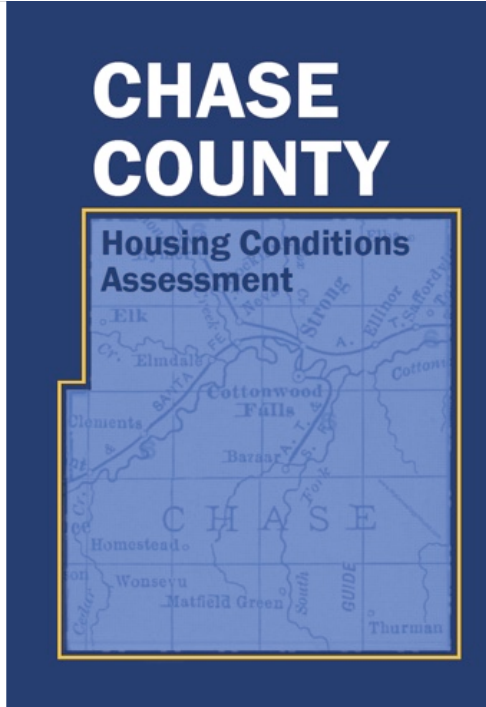
• Geary County	1
• Morris County	2
• Pottawatomie County	4
• Riley County	8
• <u>Wabaunsee County</u>	<u>3</u>
Total	18

Chase County Housing Assessment



Assessed More Than 850 Homes in
Five Communities

Assessment Report will be Finalized
January 2021



Planning Partnership Implementation Efforts

850+ Homes / 5 Communities

Chase County is within the seven-county Economic
Development District.

Saint George Comprehensive Plan



Steering Committee Meets Every Two Weeks

Housing Assessment Underway

Open House - February 2021

Plan Adoption March 2021

Planning Partnership Implementation

The graphic is a vertical poster for the "ST. GEORGE RIVERFRONT MASTERPLAN" by Anderson Knight Architects. It features a central aerial map of the riverfront area with various zones highlighted in different colors (brown, green, purple). Surrounding the map are several small images illustrating planned features: "FOOD STALLS" (a person behind a counter), "UPDATED DOWNTOWN" (two street scenes), "SMALL TOWN FESTIVALS" (a crowd of people), "SILO ART" (a colorful mural on a silo), "CLIMBING SILO" (a silo with climbing equipment), "POP-UP FOODIE SPOT" (an outdoor seating area), and "BEER GARDEN" (an outdoor garden area). The poster also includes a small map of the city and the Anderson Knight Architects logo with the tagline "DREAM. CREATE. INSPIRE." and the text "NEW RIVERFRONT".

THANK YOU ANDERSON-KNIGHT ARCHITECTS!

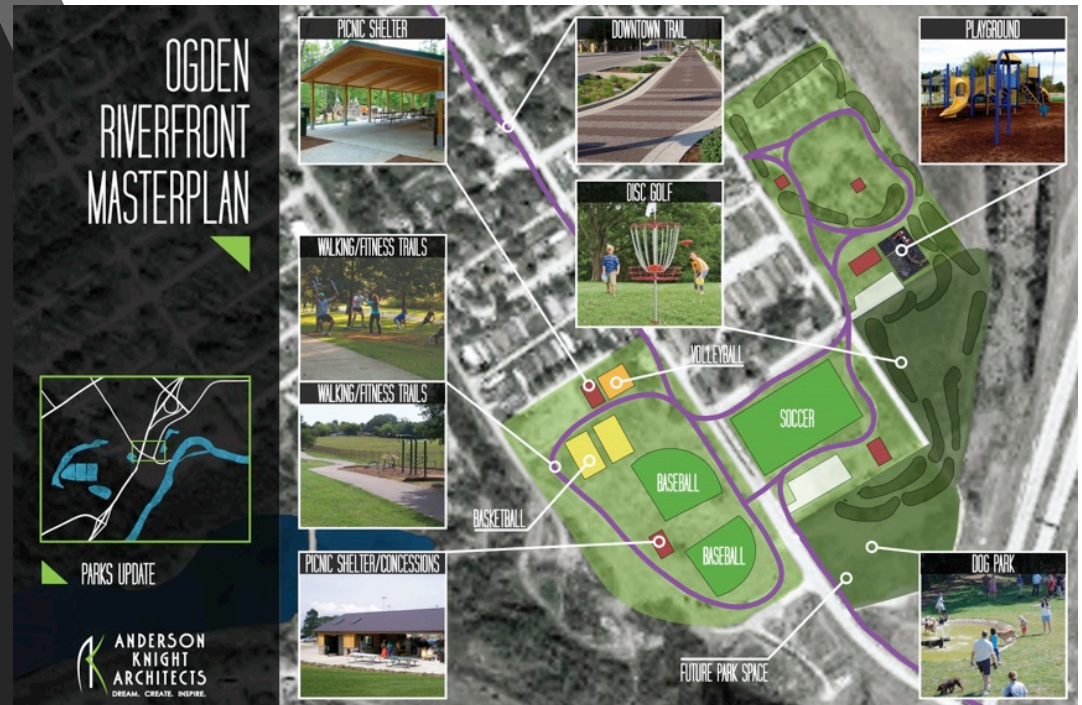
FLINT HILLS
REGION

Fort Riley / Flint Hills Joint Land Use Study (JLUS) Implementation

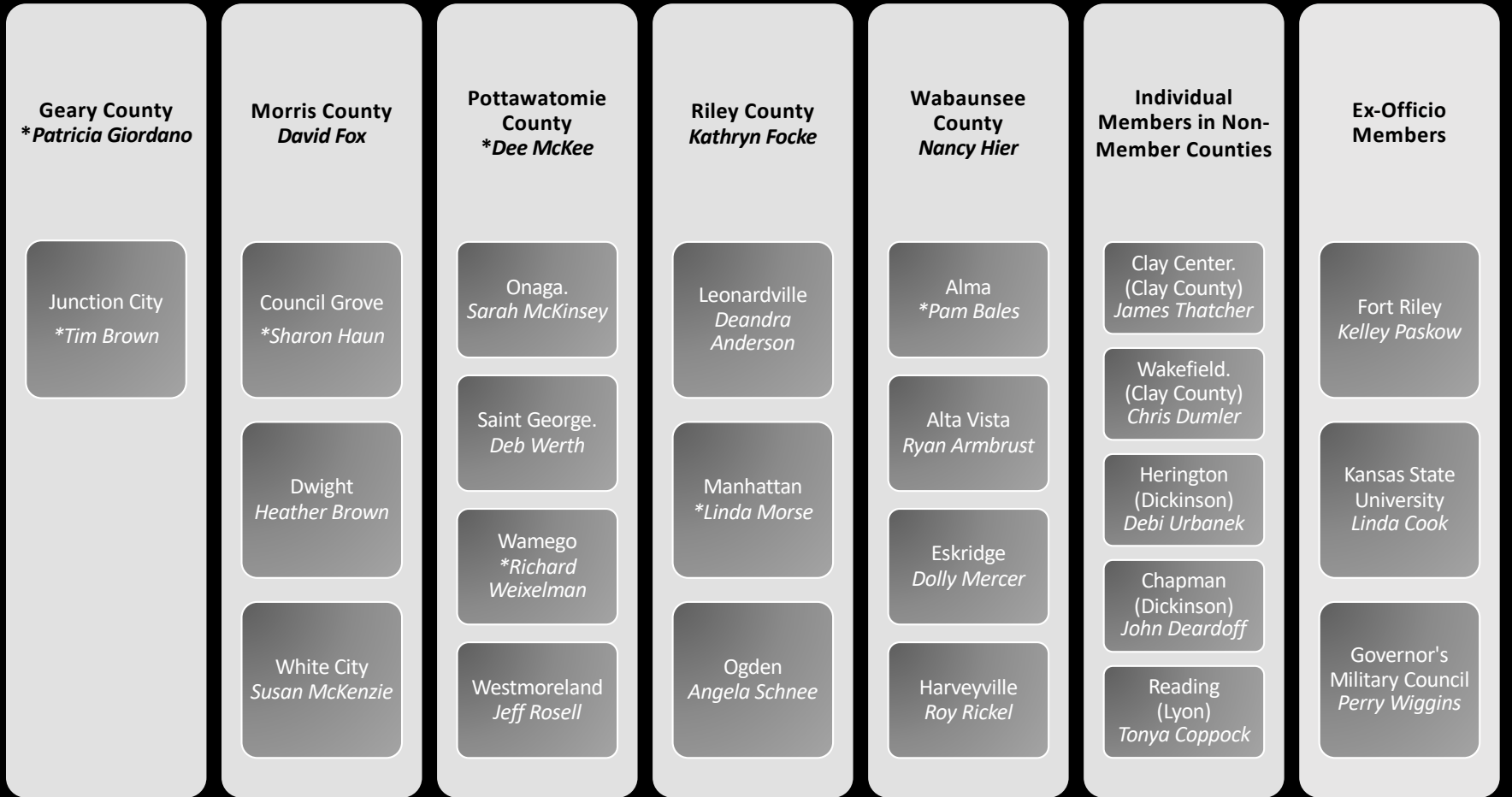
Ogden Comprehensive Plan Update

- Fall Survey Results Presented Jan 5
- Plan Boundary, Housing Assessment & Goals Discussion – January 18 & Feb 1
- Anderson-Knight Architects Riverfront Visioning Exercise & Discussion / Flint Hills MPO – Transportation – Feb 15
- Plan Adoption - March 2021

THANK YOU ANDERSON-KNIGHT ARCHITECTS!



FHRC Board of Directors



Flint Hills Economic Development District – EDA Designation
(Chase County & Lyon County are also within FHEDD District, but are not a current members of FHRC)

FLINT HILLS
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Questions?