

EL DORADO

K A N S A S

PLANNING COMMISSION AGENDA

June 22, 2023

5:30 PM

1. CALL TO ORDER & ROLL CALL

Steve Fellers
Lawrence Fischetti
Scott Hackler
Frank Hughes
Scott Leason
Brad Long
Tony Nichols
David Stewart
Gerald Watson

2. APPROVAL OF MINUTES

1 - APPROVAL OF 5/25/23 MINUTES

3. NEW BUSINESS

ITEM NO. 1 - ITEM NO. 1 – CASE NO. 23-05-SUP: PUBLIC HEARING FOR THE CONSIDERATION OF A SPECIAL USE PERMIT FOR A DAYCARE CENTER AT 107 N MAIN STREET.

- A. Presentation of Request
- B. Public Hearing
- C. Discussion by Planning Commission
- D. Motion

4. OLD BUSINESS

ITEM NO. 1 - ACCEPT EL DORADO MAIN STREET MASTER PLAN

- A. Discussion by Planning Commission

B. Motion

5. STAFF ITEMS

1 - WORK SESSION TO REVIEW SIGN REGULATIONS

6. ADJOURNMENT

EL DORADO

K A N S A S

PLANNING COMMISSION MINUTES - **DRAFT**

May 25, 2023

5:30p.m.

1. CALL TO ORDER & ROLL CALL

Vice Chairman Stewart called the meeting to order at 5:30pm.

Members Present

Steve Fellers
Lawrence Fischetti
Scott Hackler
Frank Hughes
Scott Leason
Austin Letts
Tony Nichols
Gerald Watson

Others Present

Scott Rickard
Herb Llewellyn
Chris Carey-Evergy
John Miller-Evergy
Jessica Keck-Evergy
Nick Engels
Emily Connell-Main Street
Brad Meyer

2. APPROVAL OF MINUTES

Commissioner Hackler moved to approve the minutes of the March 23, 2023, Planning Commission meeting, seconded by Commissioner Leason. The motion passed (8-0).

3. NEW BUSINESS

ITEM NO. 1 – CASE NO. 23-02-REZ: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST TO REZONE 1016 S HAVERHILL FROM A-R AGRICULTURAL RESIDENTIAL DISTRICT TO I-1 LIGHT INDUSTRIAL DISTRICT.

A. Presentation of Request

Scott Rickard provided an overview of the request. Evergy, the applicant, is requesting a rezone of 1016 S Haverhill which is in City of El Dorado's ETJ area, from A-R to I-1 to construct an electrical substation. Jessica Keck with Evergy stated that the electrical transmission lines into and around the substation are being rebuilt and the substation equipment will be replaced. The existing substations access road will be used to access the proposed station. The current substation will be decommissioned once the proposed substation is constructed and operating. The near-by properties will not be impacted by noise, the newer substations are quieter than existing substations and traffic will not increase except during construction. Evergy did receive approval from Butler County. The Planning Commissioners asked a few questions and discussion ensued.

B. Public Hearing

Vice Chairman Hughes opened the public hearing. There being no one to speak, the public hearing was closed.

C. Discussion by Planning Commission

Commissioner Fellers stated he thought it was fair asking questions due to the bad press and unhappy people in Wichita where things got built and Evergy seemed to satisfy Butler County and the tank farm.

D. Motion

Commissioner Leason moved to recommend approval of Case No. 23-02-REZ, an application by Evergy, to rezone the property located at 1016 S Haverhill from A-R Agricultural Residential District to I-1 Light Industrial District for the reasons stated in the staff recommendation and heard at this public hearing, seconded by Commissioner Hackler.

Roll Call Vote:

Steve Fellers	Y
Lawrence Fischetti	Y
Scott Hackler	Y
Frank Hughes	Y
Scott Leason	Y
Austin Letts	Y
Tony Nichols	Y
Gerald Watson	Y

The motion passed (8-0). Mr. Rickard said the application would go to the June 19th City Commission meeting.

ITEM NO. 2 – CASE NO. 23-04-SUP: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST TO SPECIAL USE PERMIT FOR A MICRODISTILLERY AT 518 N STAR ST.

A. Presentation of Request

Mr. Rickard stated Herb Llewellyn is requesting a special use permit to allow a microdistillery at 518 N Star. The owner of the property has provide a letter approving this request. The definition of a microdistillery is not a listed use in our zoning regulations, but staff feels the intent meets that of a microbrewery. Herb Llewellyn stated he wants to open a microdistillery in the building formerly known as Northward Junction. Mr. Llewellyn plans to make all kinds of alcohol including whiskey, bourbon, rum, vodka, gin and agave spirit. Mr. Llewellyn stated to receive his microdistillery license from the State of Kansas he has to provide a lease & zoning letter from the City. Commissioner Fellers asked what type of aromatics could be expected. Mr. Llewellyn state none because it is a sealed system, there should be no smell. Commissioner Leason asked if this would be a bar or just distribution, Mr. Llewellyn stated he only plans on making the product, if it is requested he could sale, but he doesn't want to do that so no liquor license is required. Commissioner Leason asked about traffic and if it would be increased in the area. Mr. Llewellyn stated there should not be an increase of traffic, he has one distributor that will be picking up the product.

B. Public Hearing

Vice Chairman Hughes opened the public hearing. There being no one to speak, the public hearing was closed.

C. Discussion by Planning Commission

Commissioner Fellers asked if anyone from the public has reached out, Mr. Rickard stated they had not.

D. Motion

Commissioner Hackler moved to recommend approval of Case No. 23-04-SUP, a request by Herb Llewellyn, for a Special Use Permit to allow a microdistillery on the property located at 518 N Star St. for the reasons stated in the staff recommendation and heard at this public hearing, seconded by Commissioner Leason.

Roll Call Vote:

Steve Fellers	Y
Lawrence Fischetti	Y
Scott Hackler	Y
Frank Hughes	Y
Scott Leason	Y
Austin Letts	Y
Tony Nichols	Y
Gerald Watson	Y

The motion passed (8-0). Mr. Rickard said the application would go to the June 5th City Commission meeting.

ITEM NO. 3 – CASE NO. 23-03-REZ: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST TO REZONE 411 N METCALF RD FROM I-1 LIGHT INDUSTRIAL DISTRICT TO C-1 GENERAL BUSINESS DISTRICT.

A. Presentation of Request

Mr. Rickard indicated that Nicholas & Maria Engels are requesting a zone change on vacant land located at 411 N Metcalf from I-1 Light Industrial to C-1 General Business, they are requesting the zoning change to construct a daycare facility on the property. Nick Engels advised the commission that he does have a daycare in Benton and currently have a memo of understating with Circle School District where they offer care in the elementary schools, however Oil Hill School is too small for a daycare and this would allow service for this area. They would like to care for 82 children.

B. Public Hearing

Vice Chairman Hughes opened the public hearing. There being no one to speak, the public hearing was closed.

C. Discussion by Planning Commission

Commissioner Leason asked Mr. Rickard if there had ever been soil testing in the area. Mr. Rickard stated he was unaware of any on this particular property, but there have been some environmental studies to the West. Mr. Rickard also mentioned that spoke with the property owner to the North and they were curious how this development would affect his taxes and how the proposed zoning is a good fit. Commissioner Fellers asked for it to be on record that the property is in the City limits of El Dorado and is not USD 490 vs Circle School District, and he hopes Mr. Engels approaches the superintendent of El Dorado also.

D. Motion

Commissioner Nichols moved to recommend approval of Case No. 23-03-REZ, a request by Nicholas & Maria Engels, to rezone 411 N Metcalf Rd. from I-1 Light Industrial District to C-1 General Business District for the reasons stated in the staff recommendation and heard at this public hearing, seconded by Commissioner Leason.

Roll Call Vote:

Steve Fellers	A
Lawrence Fischetti	Y
Scott Hackler	Y
Frank Hughes	Y
Scott Leason	Y
Austin Letts	Y

Tony Nichols	Y
Gerald Watson	Y

The motion passed (7-0) with 1 abstain. Mr. Rickard said the application would go to the June 19th City Commission meeting.

4. OLD BUSINESS

5. STAFF ITEMS

Sign Regulations:

The City Commission requested that the Planning Commission review the City's sign regulations in particular the temporary signs. Mr. Rickard gave a presentation regarding the different types of signs and the regulations pertaining to signs. Mr. Rickard also gave an overview of the neighboring communities sign regulations. The City did send out a social media request for feedback and received seven responses. Commissioner Hughes stated his main concern is making the regulations something that can be enforced and he does like the signs having a time limit. Commissioner Fellers voiced that he does not like to see the flags to be in residential areas. Commissioners Hackler & Leason both agree the temporary signs need to be updated. Discussion ensued amongst the commissioners regarding different options available. Emily Connell the El Dorado Main Street Director stated she believes the current regulations are already well written and shouldn't be changed and how temporary signs are signals to draw in people for special events and if they are out all year they will start to be ignored. The Commissioners determined the need to reconvene by having a work session for more discussion.

Main Street Master Plan:

Mr. Rickard introduced the proposed Main Street Master Plan. El Dorado Main Street Director, Emily Connell, also gave an overview of the plan and the vision for El Dorado. Mr. Rickard stated that at the next meeting the Planning Commission will be asked to accept the plan.

Chairman Election:

The previous chairman resigned his position and the commission voted for Commissioner Hughes to be the chairman. Commissioner Hackler was nominated as the vice chairman.

6. ADJOURNMENT

The meeting was adjourned at 6:59pm.

PLANNING COMMISSION MEMORANDUM

TO: Planning Commission
CC:
FROM: Scott Rickard
RE: Special Use Permit for a day care center at 107 N Main St.

Branches Pregnancy & Family Center is requesting a Special Use Permit to allow a day care center at 107 N Main.

A day care center is a commercial establishment appropriately licensed by the Kansas Department of Health & Environment where care, supervision, custody or control is provided for more than 10 unrelated infants, children or adults for any part of a 24-hour day up to twelve hours.

Day Care Centers require a Special Use Permit in C-2 zoning district. They are allowed by right in C-1 and O-I.

The standards that must be met and staff recommendations are as follows:

- A. *The location and size of the proposed use in relation to the site and to adjacent sites and uses of the property, and the nature and intensity of operations proposed thereon.* The surrounding area is C-2 Central Business District with mixed uses of retail, offices and residential.
- B. *Accessibility of the property to police, fire, refuse collection and other municipal services; adequacy of ingress and egress to and within the site; traffic flow and control; and the adequacy of off-street parking and loading areas.* The site is accessible to all municipal services and meets all city requirements. The applicant indicates the drop-off/pick-up area will be at the back of the building. Parking requirements are sufficient because of the public parking lot to the rear of the property.
- C. *Utilities and services, including water, sewer, drainage, gas, and electricity, with particular reference to location, availability, capacity and compatibility.* The site is served by all utilities.
- D. *The location, nature, and height of structures, walls, fences, and other improvements; their relation to adjacent property and uses; and the need for buffering or screening.* There are no requirements for buffering or screening. However, the applicant plans to build a 6' privacy fence around the playground.
- E. *The adequacy of required yard and open space requirements and sign provisions.*
The current yard and open space requirements are sufficient. Any signage shall follow Kansas Historical Society guidelines as well as City regulations.
- F. *The general compatibility with adjacent properties, other properties in the district, and the general safety, health, comfort and general welfare of the community.* Given the commercial nature of the area, the proposed land use is compatible with the area and will not detrimentally affect the welfare of the area.

Please review the narrative and documentation provided by Branches.

Approval of this Special Use Permit requires a majority vote of the Planning Commission members present and voting.

Suggested Motion:

I move to recommend **approval** of Case No. 23-05-SUP, a request by Branches Pregnancy & Family Center, for a Special Use Permit to allow a day care center on the property located at 107 N Main, for the reasons set forth in the staff recommendation and heard at this public hearing.

I move to recommend **denial** of Case No. 23-05-SUP, a request by Branches Pregnancy & Family Center, for a Special Use Permit to allow a day care center on the property located at 107 N Main, for the reasons set forth in the staff recommendation and heard at this public hearing.

Legend

Zoning 2023

<all other values>

Zoning_Type

- A-R
- C-1
- C-2
- I-1
- I-2
- M-P
- O-I
- R-1
- R-2
- R-3
- R-S



W 1ST AVE

SUBJECT PROPERTY

N MAIN ST

N VINE ST

W CENTRAL AVE

E CENTRAL AVE

W PINE AVE

N ST

S STAR ST

S VINE ST

BRANCHES NURTURE CENTER

Branches (formerly PFRC) has been providing family support services in Augusta for 30 years, and in El Dorado for more than a decade. We already offer significant programming which include family education/parenting classes, CPR/child safety, mentoring such as Moms-Connect and Dads-Connect, Medical Services and our Life In Community classes such as Car Repair 101, How To Camp With Your Family and programs designed to make meal-time safe, positive and encouraging for your family.

Branches presently offers no child care services. We see a tremendous need in our community for safe, affordable childcare. Seeing this need, we wish to add a Nurture Center within our Branches building, creating 24 sliding scale infant child care spaces at our new building location of 107 N Main, El Dorado.

In an effort to expand our ministry in this way, we have applied for a Child Care Accelerator Grant (CCAG). CCAG requested “Innovative” projects, and our innovation utilized a staff/space sharing model which would allow for renovation of the entire 107 N Main building, so that our Nurture Center would share space and staff with our other programs.

This innovative model would allow us to offer child care at costs significantly lower than the state-wide average. In exchange for sliding scale coupons, our Nurture Center families would participate in any one hour Branches course offering each week. These classes would make the Branches building a hub for healthy family support in the heart of our community. Our goal is lofty: culture change. We hope to support a change from the breakdown of the family being the societal norm, to a culture where family support, intergenerational relationships, healthy marriages and nurtured children are the expectation of our community. The space sharing between Branches and its Nurture Center is our model for facilitating this change.

CCAG has \$39M in funds to distribute. There were 105 applications made to the CCAG, requesting over \$120M in funding. Based upon conversations our Director of Advancement had with the CCAG Grant Administrator last week, we are hopeful that we will be on the list of projects that are recommended to be awarded funding necessary to complete our Nurture Center project. The outcome of our application will be known by June 30, 2023. If the funds are awarded, the construction process would ensue in July, 2023, with plans to open our fully remodeled Branches building, complete with Nurture Center, in September, 2024.

We cannot move forward without the support of our community, including Special Use Zoning approval. Towards that end, we met with all neighbors adjacent to our 107 N Main; 100% of those neighbors were very supportive, in fact writing letters of support for our project. Those letters were submitted to our Grant Administrator, and to you last week.

Thank you for considering partnering with us on providing desperately needed, affordable, sustainable childcare to our El Dorado families. We would so deeply appreciate Special Use Zoning so that we can move forward on our Nurture Center build.

GENERAL NOTES

GENERAL CONSTRUCTION: Exist Bldg Remodel; Two story

SUBMITTAL REASON: Remodel - Daycare Licensure

BUILDING HEATING SYSTEM: Natural Gas

FIRE SAFETY SYSTEM: Fire extinguishers; Exit lights; Emergency lights - battery back-up; Fire Sprinkler; Fire Alarm System (Manual pulls w/ elect supervised smoke)

ACCESSIBILITY: All entrances into the building; All toilet facilities; All drinking fountains

WATER SUPPLY: City of El Dorado

SANITARY SEWER: City of El Dorado

LOCAL BUILDING JURISDICTION: City of El Dorado

COUNTY: Butler

FIRE SERVICE: City of El Dorado

THE SUBMITTED PLANS HAVE BEEN DESIGNED TO COMPLY WITH THE APPLICABLE REQUIREMENTS OR THE FOLLOWING REGULATORY AGENCIES:

2006 International Building Code

2006 Uniform Mechanical Code

2006 Uniform Plumbing Code

2006 International Fire Code

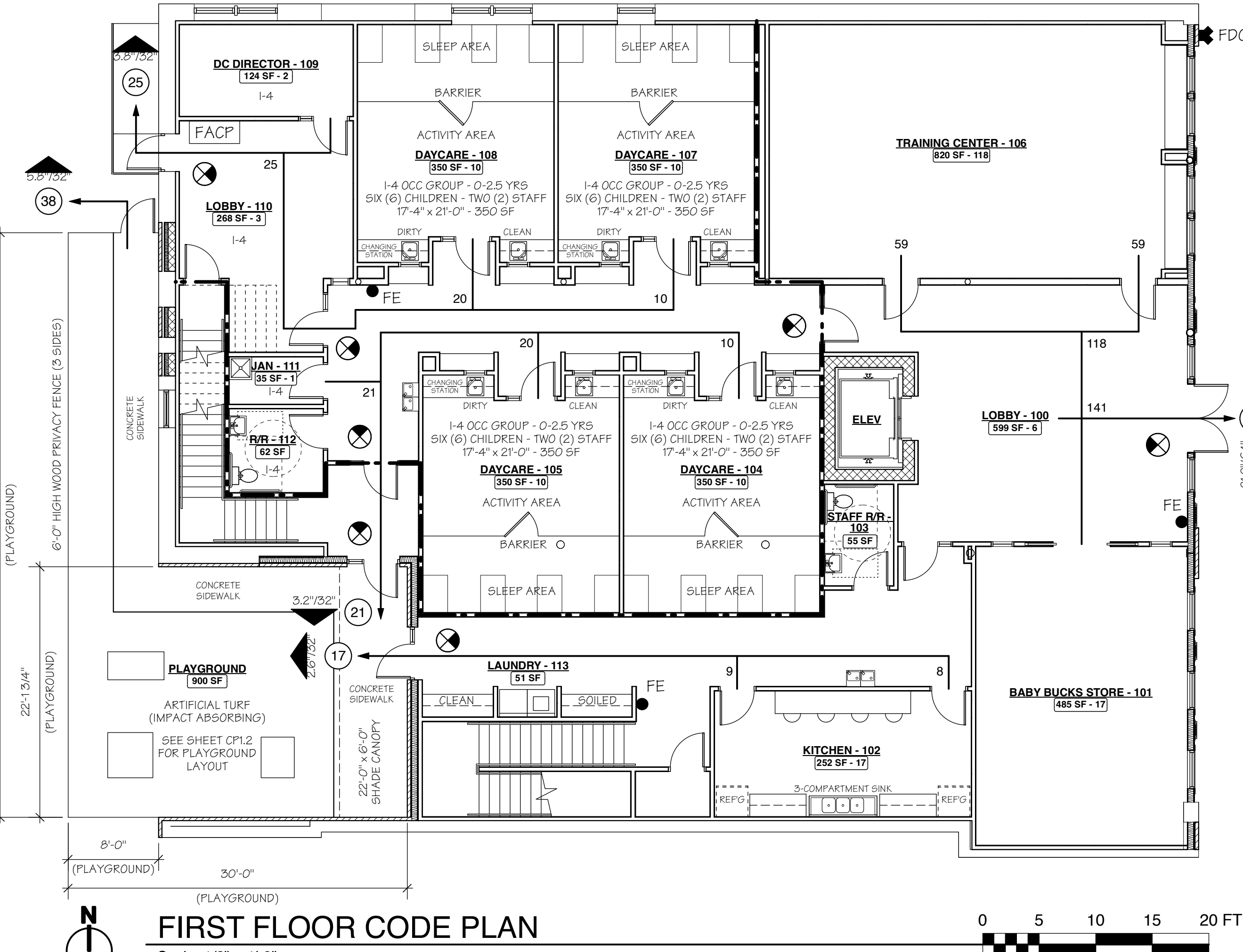
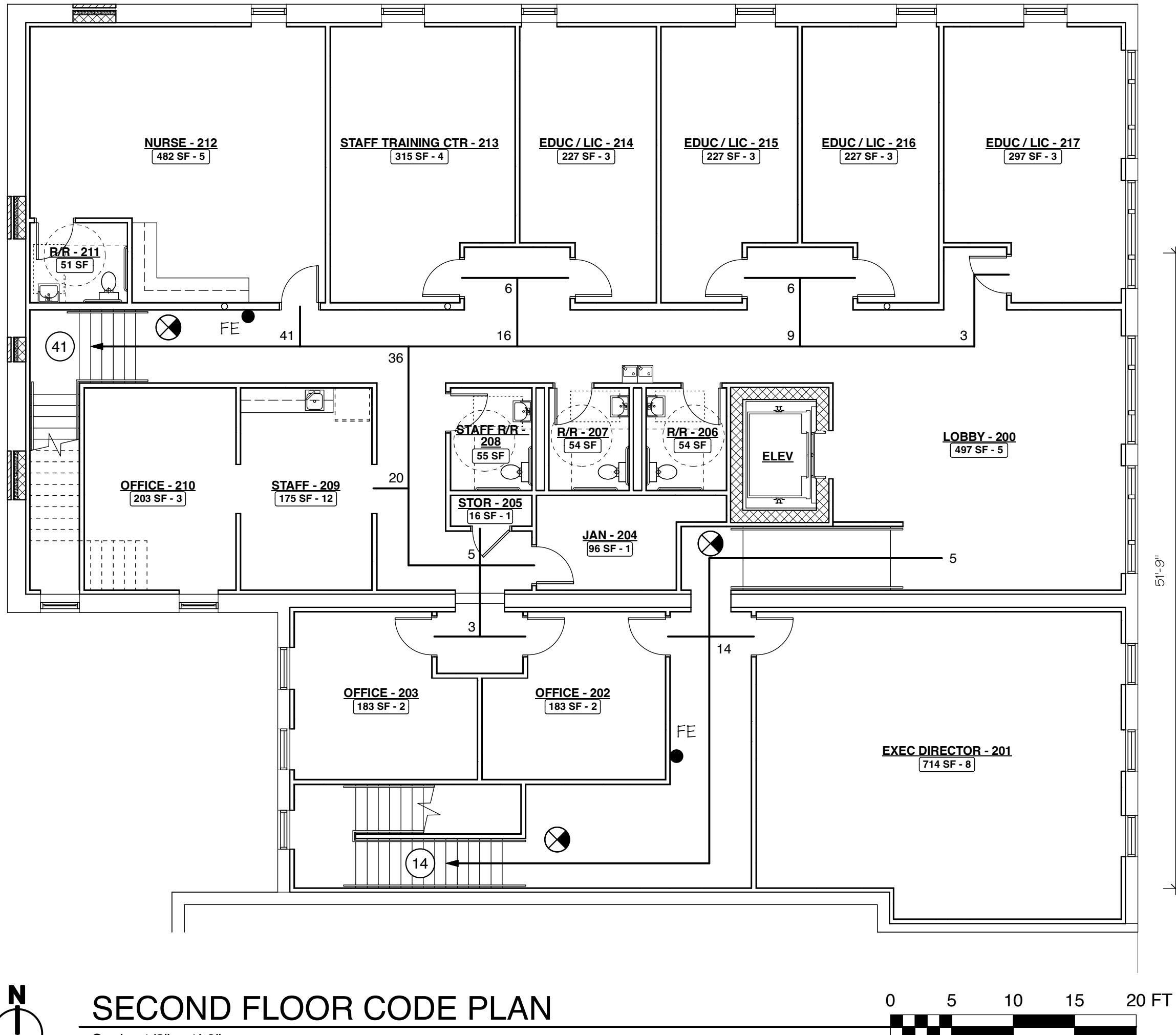
2008 National Electric Code

ADA Americans w/ Disabilities Act

AUTHORITY HAVING JURISDICTION (AHJ):
City of El Dorado, Kansas

OWNER:
Branches Pregnancy & Family Center
226 S. Main Street
El Dorado, Kansas
316-322-0070

ARCHITECT:
Gravity::Works Architecture
101 S. Star Street
El Dorado, Kansas 67042
316-321-4774



CODE ANALYSIS SCHEDULE				
	BASEMENT	FIRST FLOOR	SECOND FLOOR	NOTES
Construction Type	V-B	V-B	V-B	
Classification Use Group	S-1	B / I-4	B	
Actual Number of Stories	1	1	1	
Maximum Stories, Height	N/A	1, 40' (I-4)	2, 40'	
Fire Protection	SPRINKLED	SPRINKLED	SPRINKLED	
Actual Building Area	3,974 SF	5,775 SF	5,745 SF	OCC GROUP I-4 - 2,480 SF
Allowable Area per Floor	9,000 SF	9,000 SF	9,000 SF	
Total Occupant Load	14	204	55	
Exits Required	1	2	2	
Exits Provided	1	4	2	
Protection				
Exterior Bearing Walls	NOT RATED	NOT RATED	NOT RATED	
Exterior Non Bearing Walls	NOT RATED	NOT RATED	NOT RATED	
Interior Bearing Walls	NOT RATED	NOT RATED	NOT RATED	
Interior Non Bearing Walls	NOT RATED	NOT RATED	NOT RATED	
Structural Elements	NOT RATED	NOT RATED	NOT RATED	
Shaft Enclosures	NOT RATED	NOT RATED	NOT RATED	
Roof Ceiling Assemblies	NOT RATED	NOT RATED	NOT RATED	
Exit Passageways	NOT RATED	NOT RATED	NOT RATED	
Fire Walls	N/A	N/A	N/A	
Fire Barrier Walls	N/A	N/A	N/A	
Protected Exterior Openings	NOT RATED	NOT RATED	NOT RATED	

LEGEND

12

8

EXIT PATH W/ ACCUMULATED OCCUPANCY LOADS

20

8' / 32"

WIDTH PROVIDED / REQ'D OCCUPANTS

ROOM

262 SF - 6

ROOM NAME

SQ. FT. - OCCUPANT LOAD

1 HOUR RATED SEPARATION

1 HOUR RATED SEPARATION

FE

FIRE EXTINGUISHER

EXIT LIGHT

FH

FIRE HYDRANT

FACP

FIRE ALARM CONTROL PANEL

FDC

FIRE DEPARTMENT CONNECTION

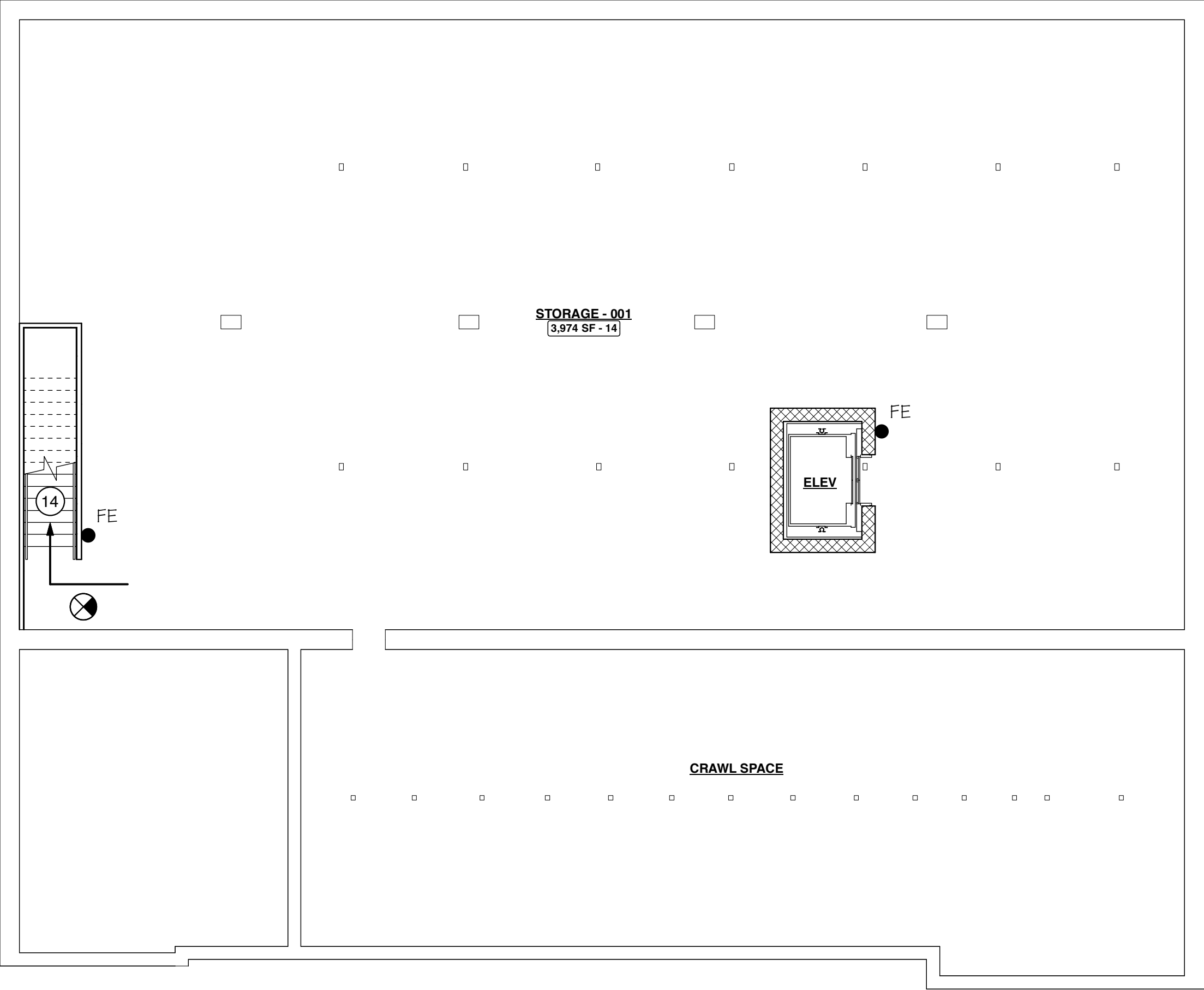
PLUMBING FIXTURES

- 6 TOILETS PROVIDED
- 16 TOTAL SINKS PROVIDED
- 6 LAVATORIES PROVIDED
- 4 CHANGING STATION SINKS PROVIDED
- 1 3-COMPARTMENT SINK (KITCHEN) PROVIDED
- 5 OTHER SINKS PROVIDED
- 6 DRINKING FOUNTAINS PROVIDED

INFANT SLEEP AREA SHALL BE SEPARATED FROM ACTIVITY SPACE BY MINIMUM 2'-4" HIGH OPEN SLAT BARRIER W/ GATE



CODE SITE PLAN
Scale: 1" = 100'-0"



BUILDING REMODEL - INTERIOR
BRANCHES PREGNANCY & FAMILY CENTER
107 N. Main Street
El Dorado, Kansas



ISSUE
KDHE REVIEW
MAY 3, 2023
KDHE REVIEW
MAY 10, 2023

DATE
May 10, 2023
PROJECT NUMBER
20-1329B
SHEET

CP1.1

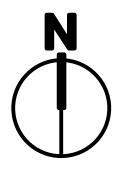
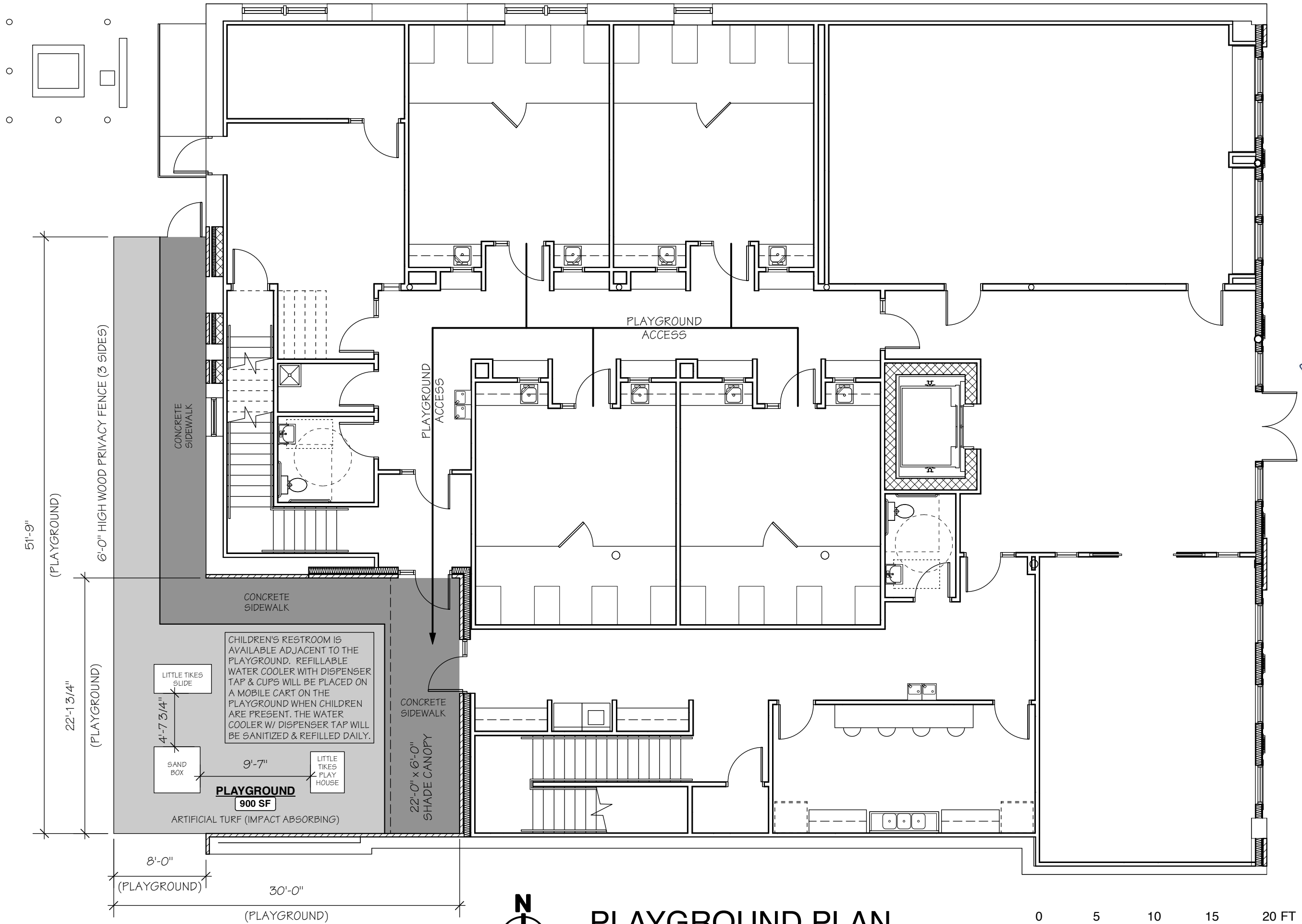
GRAVITY::WORKS
ARCHITECTURE

101 S. Star Street, El Dorado, KS 67042

phone (316) 321-4774

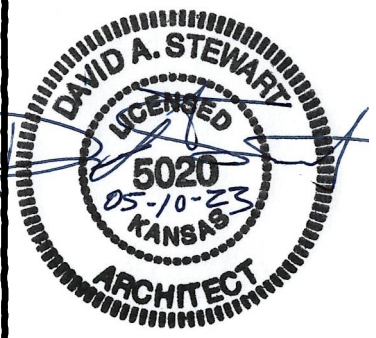
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PLAYGROUND PLAN

Scale: 1/8" = 1'-0"



BUILDING REMODEL
BRANCHES PREGNANCY &
FAMILY CENTER
107 N. Main Street
El Dorado, Kansas

date	May 10, 2023
project no.	20-1329B
sheet	CP1.2

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phone (316) 321 - 4774
www.gravityworks-architecture.com



EXTERIOR
107 N. MAIN, EL DORADO, KS



FRONT LOBBY
FIRST FLOOR



FRONT LOBBY
FIRST FLOOR



TRAINING CENTER
FIRST FLOOR

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BUILDING REMODEL
BRANCHES PREGNANCY & FAMILY CENTER
107 N. Main Street
El Dorado, Kansas

ISSUE

PRELIMINARY
NOT FOR
CONSTRUCTION

DATE
May 12, 2023

PROJECT NUMBER
20-1329B

SHEET



TRAINING CENTER
FIRST FLOOR



CHILDCARE HALLWAY
FIRST FLOOR



DAYCARE
FIRST FLOOR



DAYCARE
FIRST FLOOR



REAR LOBBY
FIRST FLOOR



PLAYGROUND
FIRST FLOOR



KITCHEN
FIRST FLOOR



BABY BUCKS STORE
FIRST FLOOR

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BUILDING REMODEL
BRANCHES PREGNANCY & FAMILY CENTER
107 N. Main Street
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SHEET



SECOND FLOOR LOBBY
SECOND FLOOR



SECOND FLOOR LOBBY
SECOND FLOOR



EDUCATION ROOM
SECOND FLOOR



EDUCATION ROOM
SECOND FLOOR



STAFF TRAINING CENTER
SECOND FLOOR



MEDICAL ROOM
SECOND FLOOR



MEDICAL ROOM
SECOND FLOOR



OFFICE
SECOND FLOOR

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**BUILDING REMODEL
BRANCHES PREGNANCY & FAMILY CENTER
107 N. Main Street
El Dorado, Kansas**

ISSUE
PRELIMINARY
NOT FOR
CONSTRUCTION

DATE
May 12, 2023

PROJECT NUMBER
20-1329B

SHEET



OFFICE
SECOND FLOOR



EXECUTIVE DIRECTOR'S OFFICE
SECOND FLOOR



EXECUTIVE DIRECTOR'S OFFICE
SECOND FLOOR

To see a 3D Animated Tour of this space, visit:
pregnancyandfamily.org/branches-nurture-center

Proof of Collaboration



TY MASTERSON

Senate President

May 11, 2023

Kimberly Fross
Executive Director
Branches Family Center
226 South Main Street
El Dorado, KS 67042

Dear Kimberly,

I was delighted to learn of Branches' plan to address the Butler County child care deficit by opening a licensed child care center in the heart of El Dorado's Main Street.

I have long been aware of the exceptional work being done by Branches in meeting the needs of Butler County families. Your programs teaching parenting skills, mentoring healthy relationships and addressing pregnancy needs offer strong support for the healthy functioning of rural Butler County communities. To add a child care center seems a natural next step in Branches growth and I encourage and support your efforts to do so.

In addition to programing growth in recent years, I have been particularly pleased to witness the community support demonstrated at your evening last Fall with Dr. Ben Carson. My wife and I enjoyed the programing that evening and were encouraged by the strong donor base support evidenced at your sold out event. It was a lovely evening all around.

I especially wish to offer my support for your application for the Child Care Accelerator Grant. Having watched your work for many years, I am confident in your ability to take the child care center program to successful completion, generating measurable results that will benefit El Dorado. Please accept this letter as evidence of my desire to be a community partner with Branches at a state level, helping and encouraging your new child care program in any way that I can.

Programs such as those offered by Branches are perhaps the best examples of grassroots efforts improving the community. Your nurture program especially will fill a vital and necessary role in Butler County.

Congratulations on your new project and I will look forward to supporting your efforts.

Sincerely,

Ty Masterson
Senate President
Kansas State Legislature



May 12, 2023

Kimberly Fross
Executive Director
Branches Family Center
P.O.Box 547
El Dorado, KS 67042

Dear Kimberly,

I write with pleasure on behalf of the Butler County Commissioners to encourage and support your effort in opening a licensed child care center in downtown El Dorado, Kansas.

The County is well aware of research-based findings demonstrating that El Dorado suffers from the absence of adequate licensed, affordable child care spots. We appreciate your plan to establish Branches Nurture Center in an effort to address a portion of this deficit. We believe your effort will have a significant and positive impact on Butler County through your program coupling twenty-four (24) new child care spots with a sliding scale program requiring parenting training in exchange for significantly reduced rates.

Congratulations on a well thought out and creative approach to addressing our community's child care issues. We support and encourage you in your efforts.

Please consider us a community partner in your work towards successful completion of your project. By way of showing our support, the Butler County Commissioners will consider a resolution in support of your founding the Nurture Center. Branches' leadership in the area of family support is well known in Butler County; we appreciate your plan to further support families through your Nurture Center program.

Sincerely,

A handwritten signature in blue ink, appearing to read "William H. Johnson". The signature is fluid and cursive, with a large loop at the end.

William H. Johnson
Butler County Administrator

William H. Johnson, Jr., County Administrator

May 9, 2023

Branches
Attn: Ms. Kimberly Fross
226 S Main Street
El Dorado, KS 67042

Dear Kimberly,

Last year El Dorado began researching the child care capacity deficit in our city. After meeting with various stakeholders, we conducted a communitywide child care survey that confirmed our belief that El Dorado has a significant need for additional licensed child care options.

The survey also demonstrated that the most sought-after child care option was a licensed child care center, such as the one you are contemplating with your Nurture Center program.

Following the survey, the City explored several buildings which might be available for private groups to open a center. so far, this has not happened.

We support and encourage you in your effort to open the Nurture Center and especially appreciate your efforts towards offering licensed care to meet reduced-fee and DCF family needs. This would be of great benefit to our community.

Thank you for your interest in establishing such a program in downtown El Dorado. The City will work with you as you work through the necessary processes to complete your project.

Sincerely,



David Dillner
City Manager

May 10, 2023

Ms. Kimberly Fross
Executive Director
Branches

My name is Brad Cooper and I serve as the Administrator at First Baptist Church in El Dorado. First Baptist Church provided a daycare in El Dorado for 60 years from 1962 through 2022. It was the largest daycare in the city most of that time. The daycare operation ceased in 2022 due to Covid related staffing difficulties.

At the time we closed we had a waiting list for the daycare of over one hundred children. The operation did not close due to lack of need or a lack of funding, but due to the inability to secure sufficient staffing to remain in compliance with state childcare regulations. We believe there is an immense need for childcare providers in El Dorado.

We are familiar with Branches programs and believe the organization can provide quality care for children in the community. We believe it is a positive thing for downtown El Dorado's development to add a licensed daycare on Main Street. Our church staff has been willing and continues to be willing to partner with Branches leadership and support the Nurture Center through mentorship and "best practice" recommendations as their daycare is established.

Again, we are excited for this initiative as closing the EDFBC Daycare was one of the most difficult days in our church history. We say best wishes and Godspeed!

Sincerely,

Brad Cooper

Brad Cooper
Administrator
El Dorado First Baptist Church

May 8th, 2023

Dear Kimberly,

We want to encourage you on your new Nurture Center project. Licensed child care is very much needed in ElDorado and we are excited to be your neighbors as you complete your project. Having licensed childcare in downtown ElDorado will help fill some of the gap left when 1st Baptist Church closed their daycare and we know you will manage the Center in a way that benefits our community in significant ways.

Best of luck with your child care project and please consider us partners in supporting your effort.

Stephen McVay
Operating Partner



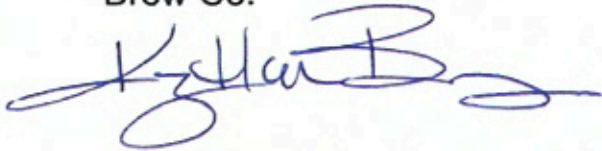
Kimberly Fross
Branches
226 S Main Street
ElDorado, KS 67042

Dear Kimberly,

We want to encourage you on your new Nurture Center project. Licensed child care is very much needed in ElDorado and we are excited to be your neighbors as you complete your project. Having licensed childcare in downtown ElDorado will help fill some of the gap left when 1st Baptist Church closed their daycare and we know you will manage the Center in a way that benefits our community in significant ways.

Best of luck with your child care project and please consider us partners in supporting your effort.

Brew Co.

A handwritten signature in blue ink, appearing to read "Kylan B.", with a stylized, flowing script.

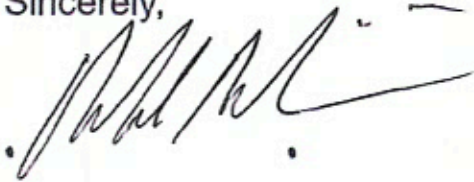
5/9/23

Kimberly Fross
Branches
226 S Main Street
ElDorado, KS 67042

Dear Kimberly,

I am the landlord of 103 N. Main, the property that is connected to your new building and where Great Beginnings currently operates. I heard about your putting a licensed daycare in the 107 N. Main building. I support your doing this and think it's great for downtown ElDorado. I encourage you to complete this project and open the Nurture Center.

Sincerely,

A handwritten signature in black ink, appearing to be 'D. M. M.', written over a horizontal line.

May 10, 2023

Kimberly Fross

Branches

226 S Main Street

El Dorado, KS 67042

Dear Kim,

I write this letter as a showing of our support for your Nurture Center project. Congratulations on this goal of expanding your positive impact on our community. As a longtime resident of El Dorado, I am aware of the childcare deficit in Butler County. Having watched Branches for many years, I am encouraged that our community can trust that this much needed Center will do well under your leadership. As a business which is physically adjacent to the Nurture Center location, we are excited that your childcare Center encourages the ongoing revitalization efforts in downtown El Dorado. We believe the addition of the Nurture Center to the new Main Street Branches location will have an extraordinarily positive impact on the stability of downtown El Dorado. Please consider Wernli Financial as a partner, supporter, and advocate for your new project. Welcome to the block!

Sincerely,

David Wernli



WICHITA STATE
UNIVERSITY

CHILD DEVELOPMENT CENTER

MEMORANDUM

April 23, 2023

Branches
Julian Thomas
Director of Advancement
226 South Main Street
ElDorado, KS 67042

Dear Julian,

We recognize the needs of our state for affordable, licensed childcare centers to serve Kansas families. We encourage and support your application for grant funding to support your application to establish a licensed childcare center in ElDorado, Kansas.

Should this project come to fruition, we will be very happy to partner with you by providing childcare observation periods for the Branches staff in your effort to provide quality services to the families you will be working with.

Sincerely,

X 
Jillian Hoefer

Jillian Hoefer
Director of WSU Child Development Center
1845 Fairmount, Box 21
Wichita, KS 67260
Division of Student Affairs
(316)978-5244 phone
(316)978-5242 fax

April 30, 2023

Mandi Waugh
Child Start

Dear Julian,

This letter serves to memorialize the following:

- Child Start recognizes a serious deficit in the number of licensed childcare spots available in El Dorado, Butler County, Kansas compared to the demand for the same.
- Child Start recognizes Branches 25+ year contribution to serving families in Butler County by providing programs and services designed to enrich family life and provide families with training and skills so that the in-home care being provided to children increases in both safety and nurture.
- Child Start encourages you to seek to extend your services by becoming a licensed childcare center in downtown El Dorado, Kansas. We believe there is a significant need for this service and feel confident in your ability to complete the tasks necessary to provide this licensed service.
- We support and encourage your application for the Child Care Capacity Accelerator Grant.
- We recognize and celebrate our partnership in supporting you in achieving exceptional execution of your childcare goals through your inclusion in programs we provide.
- Should the Accelerator Grant be awarded to Branches, we have an Agreement in Principle with you to provide staff and volunteer training which is consistent with KDHE requirements under an already existing program entitled Child Start Early Childhood Connections.
- The training we would provide would include the following:
 - A 30 day training program which complies with all health and safety training required by the KDHE.
 - We would additionally create "mini learning experiences" for your team which would be enhanced training designed specifically for your team.

We look forward to our partnership and any support of your program we might offer.

Sincerely,



Mandi Waugh
Early Childhood Connections CCR&R Program Director

Commerce Construction Billing Statement

For exterior work performed to-date.

Application and Certificate for Payment

To Owner:

Pregnancy & Family Resource
226 S Main St
El Dorado, KS 67042

Project:

Pregnancy & Fam Resource Ctr
107 N Main St
El Dorado, KS 67042

Application No: 1**Period To:** 3/24/2023**Contract For:****Contract Date:** 9/9/2022**Project Nos:****From Contractor:**

Commerce Construction Services, Inc.
2225 Southwest Blvd.
Wichita, KS 67213

Via Architect:

Gravity Works Architecture
101 S Star St
El Dorado, KS 67042

CONTRACTOR'S APPLICATION FOR PAYMENT

- 1) Original Contract Sum.....309,610.00
2) Net change by Change Orders.....0.00
3) Contract Sum to Date309,610.00
4) Completed and Stored to Date.....50,613.53
5) Retainage:
 a. Completed Work2,530.68
 b. Stored Material.....0.00
 Total Retainage.....2,530.68
6) Total Earned less Retainage48,082.85
7) Less Previous Certificates for Payment.....0.00
8) Current Payment Due148,082.85
9) Balance to Finish, including Retainage261,527.15

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:By: B. McCalDate: 3.29.23

State of: Kansas

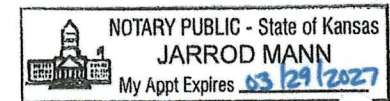
County of: Sedgwick

Subscribed and sworn to before

me this 29th day of March 2023

Notary Public: Jarrod Mann

My Commission expires: 3/29/2027



In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 48,082.85

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:By: [Signature]Date: May 5, 2023

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	0.00	0.00
Total approved this Month	0.00	0.00
TOTALS	0.00	0.00
NET CHANGES by Change Order	0.00	

Continuation Sheet

Application No: 1
 Application Date: 3/25/2023
 Period To: 3/24/2023
 Architect's Project No:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION	SCHEDULED VALUE	WORK COMPLETED		STORED MATERIALS	TOTAL	%	BALANCE	RETAINAGE
			PREVIOUS	THIS PERIOD					
1	General Conditions	45,000.00	0.00	6,750.00	0.00	6,750.00	15	38,250.00	337.50
2	Demolition, Dump Fees, Equipment Rental	26,497.00	0.00	18,547.90	0.00	18,547.90	70	7,949.10	927.40
3	Weather Protection, Fencing & Clean Up	10,813.00	0.00	7,028.45	0.00	7,028.45	65	3,784.55	351.42
4	Concrete Curb	2,850.00	0.00	0.00	0.00	0.00	0	2,850.00	0.00
5	Masonry Infills	41,065.00	0.00	12,319.50	0.00	12,319.50	30	28,745.50	615.98
6	Masonry Restoration Allowance	21,500.00	0.00	0.00	0.00	0.00	0	21,500.00	0.00
7	Siding, Blocking & Caulking	19,693.00	0.00	0.00	0.00	0.00	0	19,693.00	0.00
8	Wood Doors & Hardware	3,428.00	0.00	0.00	0.00	0.00	0	3,428.00	0.00
9	Framing, Sheathing, Drywall & Air Barrier	22,250.00	0.00	0.00	0.00	0.00	0	22,250.00	0.00
10	Aluminum Storefront Windows & Doors	78,475.00	0.00	0.00	0.00	0.00	0	78,475.00	0.00
11	Painting	8,143.00	0.00	0.00	0.00	0.00	0	8,143.00	0.00
12	Permits & Special Fees	1,750.00	0.00	1,750.00	0.00	1,750.00	100	0.00	87.50
13	Fee	28,146.00	0.00	4,217.68	0.00	4,217.68	15	23,928.32	210.88
		309,610.00	0.00	50,613.53	0.00	50,613.53		258,996.47	2,530.68

BrightCourse Lessons

Offered at Branches Pregnancy and Family Center.

BrightCourseLessons

PREGNANCY/BIRTH:

PB-0371	Your First Trimester	30 min.
PB-0362	Prenatal Care	18 min.
PB-0370	Eating for Two	23 min.
PB-0004	Your Ultrasound Appointment	18 min.
PB-0499	First Trimester Expectations	21 min.
PB-0373	Your Second Trimester	25 min.
PB-0007	Emotions of Pregnancy	25 min.
PB-0372	What is Safe in Pregnancy	24 min.
PB-0009	Bonding with Your Unborn	19 min.
PB-0500	Second Trimester Expectations	22 min.
PB-0374	Your Third Trimester	26 min.
PB-0383	The Final Stretch	21 min.
PB-0568	Unborn Baby's Secret World 2022	18 min.
PB-0014	Big Belly Mommy Hacks	28 min.
PB-0501	Third Trimester Expectations	23 min.
PB-0566	Labor Expectations	15 min.
PB-0481	Preparing for a C-Section	25 min.
PB-0363	Getting Ready: Nesting	20 min.
PB-0589	Labor and Delivery Getting Ready	23 min.
PB-0588	Labor and Delivery Natural Comfort Measures	23 min.
PB-0604	Labor and Delivery Medical Pain Relief & Interventions	21 min.
PB-0610	Labor and Delivery Training Your Birth Coach	22 min.
PB-0630	Eye Contact Means Love	18 min.
PB-0567	Infant Temperament	21 min.
PB-0535	The Importance of Bonding	21 min.
PB-0021	Infant Expectations	20 min.
PB-0022	Infant Hygiene	22 min.
PB-0023	Simple Infant Care	19 min.
PB-0024	Taking Care of Yourself After Birth	40 min.
PB-0318	Postpartum Depression	28 min.
PB-0026	Going it Alone	25 min.
PB-0319	At Risk Pregnancies	24 min.
PB-0028	Smoking/Drinking/Drugs	38 min.
PB-0384	Shaken Baby Syndrome	17 min.
PB-0565	Expecting Twins and More	24 min.
PB-0639	Feeding Your Baby: The Bottle	21 min.
PB-0640	FYB: Breastfeeding: Getting Started	20 min.
PB-0641	FYB: Breastfeeding: Successful Breastfeeding	22 min.
PB-0642	FYB: Breastfeeding: Problems & Solutions	18 min.
PB-0643	FYB: Breastfeeding: Weaning	17 min.

PREGNANCY/BIRTH:

PB-0660 DYSH:	I Could Never Do That	15min.
PB-0661 DYSH:	What Is Open Adoption	4 min.
PB-0662 DYSH:	A Birth Mother's Bill of Rights	10min.
PB-0663 DYSH:	How Do I Live With This Decision	13min.
PB-0664 DYSH:	Advice From Birth Mom's	10 min.
PB-0665 DYSH:	Courtney's Story	15min.
PB-0666 DYSH:	Hillary's Story	16min.
PB-0667 DYSH:	Morgan's Story	12 min.
PB-0668 DYSH:	Leah's Story	14 min.
PB-0697	Smoking & Alcohol During Pregnancy	20 min.

BRIGHTBIRTH ACADEMY

BB-0646	You Are In Control	24 min.
BB-0647	Your Body and Birth	24 min.
BB-0648	Pain and Natural Birth	33 min.
BB-0649	B.R.A.I.N. and Decision Making	16 min.
BB-0650	Medical Pain Relief, Interventions, & Proc.	20 min.
BB-0651	Planning for Birth	13 min.
BB-0652	Postpartum	14 min.

FIRST YEAR:

FY-0322	Mommy Work	16 min.
FY-0323	Being a Super Mom	19 min.
FY-0033	Car Seat Safety	39 min.
FY-0364	Mommy Nutrition	22 min.
FY-0035	Preventing Child Sexual Abuse	29 min.
FY-0352	Immunizations	29 min.
FY-0037	SIDS	22 min.
FY-0326	Newborn Sickness	25 min.
FY-0626	Infant Accidents	17 min.
FY-0039	Infant & Child CPR	20 min.
FY-0041	Infant Nutrition	22 min.
FY-0042	Baby On the Move	26 min.
FY-0375	Getting Your Baby to Sleep	18 min.
FY-0492	Crying	24 min.
FY-0448	Quality Child Care	21 min.
FY-0475	Understanding your Infant	21 min.
FY-0477	Infant Expectations: 0-3 Months	24 min.
FY-0478	Infant Expectations: 3-6 Months	20 min.

FIRST YEAR:

FY-0479	Infant Expectations: 6-9 Months	20 min.
FY-0480	Infant Expectations: 9-12 Month	19 min.
FY-0584	Dunstan Baby Language Lesson 1	10 min.
FY-0585	Dunstan Baby Language Lesson 2	23 min.
FY-0586	Dunstan Baby Language Lesson 3	10 min.
FY-0655	Teething Time	22 min.

TODDLER:

TP-0111	Toddler Mommy Milestones	22 min.
TP-0112	Toddler Dev. Milestones 12-15	24 min.
TP-0113	Toddler Dev. Milestones 15-18	19 min.
TP-0114	Toddler Dev. Milestones 18-24	22 min.
TP-0115	Toddler Dev. Milestones 24-36	21 min.
TP-0455	Potty Training	25 min.
TP-0376	Tantrums	19 min.
TP-0365	Whining	18 min.
TP-0119	Siblings	25 min.
TP-0366	Sleeping, Bedtimes, Mornings	18 min.
TP-0377	Bonding with Your Toddler	20 min.
TP-0367	Time with Toddler	19 min.
TP-0368	The Importance of Words	19 min.
TP-0369	I Can Do It Myself	20 min.
TP-0493	Toddler Play	22 min.
TP-0327	Toddler Accidents	24 min.
TP-0328	Toddler Safety	22 min.
TP-0329	Toddler Illness	24 min.
TP-0330	Toddler Nutrition	20 min.
TP-0331	Toddler Oral Health	22 min.
TP-0672	Getting Your Child to Eat	27min.

PARENTING:

PP-0569 ^{TR}	Parenting Without Shame 1	20 min.
PP-0570 ^{TR}	Parenting Without Shame 2	15 min.
PP-0571 ^{TR}	Parenting Without Shame 3	10 min.
PP-0572 ^{TR}	Parenting Without Shame 4	11 min.
PP-0573 ^{TR}	Parenting Without Shame 5	11 min.
PP-0574 ^{TR}	Parenting Without Shame 6	15 min.
PP-0575 ^{TR}	Parenting Without Shame 7	12 min.
PP-0576 ^{TR}	Parenting Without Shame 8	11 min.
PP-0385	Creating Motivation	18 min.
PP-0386	Creating Honesty	19 min.
PP-0387	Creating Courage	18 min.

PARENTING:

PP-0388	Creating Kindness	19 min.
PP-0389	Creating Confidence	21 min.
PP-0390	ADD/ADHD	25 min.
PP-0391	Autism	22 min.
PP-0392	Strong Willed Children	20 min.
PP-0393	Child Anger	21 min.
PP-0394	Sexual Behavior and Children	26 min.

Have a New Kid by Friday

PP-0136	Monday: Wake Up to Reality	30 min.
PP-0137	Tuesday: Caution: Children Growing Up Here	29 min.
PP-0138	Wednesday: Staying Connected	29 min.
PP-0139	Thursday: Check Your Attitude	32 min.
PP-0140	Friday: The Amazing Race	30 min.
PP-0438	Funday: Leman Secrets For Enjoying	35 min.
PP-0284	Single Parenting & Deployment	20 min.
PP-0285	Family Unity: Deployment Return	21 min.

Value Packed Parenting

PP-0468	The 10 Best Gifts to Give Your Kids	36 min.
PP-0469	How to Listen/Talk to Kids	36 min.
PP-0470	Discipline Isn't Spelled PUNISHMENT	35 min.
PP-0471	Improve Your Child's Self-Confidence	34 min.
PP-0472	Caution: Anger Ahead	38 min.
PP-0473	Birth Order	35 min.
PP-0474	Standing Up to Technology	35 min.
PP-0505	Co-Parenting	27 min.
PP-0699	Words Matter - Hurtful Words	15 min.

COPARENTING:

Each lesson is created differently for four different client types: Step Dads, Step Moms, Single Dads and Single Moms.

OH-0504-0508	There is Hope!	21-33 min.
OH-0509-0512	Stable Parent, Stable Home	24-35 min.
OH-0513-0516	Co-parent Communication	28 min.
OH-0517-0520	Meetings & Handling the Handoff	21 min.
OH-0521-0524	6 Risks for Children After Divorce	21 min.
OH-0525-0528	Holidays, Special Occasions & School	21 min.
OH-0529-0532	Critical Issues	35 min.
OH-0533-0537	Abuse, Addiction & Abandonment	31-43 min.
OH-0538-0541	Dating & ReMarriage	12-29 min.
OH-0542-0545	Beyond Child Support	38 min.

LIFE SKILLS:

LS-0447	Taking Care of Hygiene	22 min.
LS-0450	Screen Time and You	21 min.
LS-0451	Depression and Suicide	25 min.

LIFE SKILLS:

LS-0452	Home Health (housecleaning)	18 min.
LS-0453	Anger Management	24 min.
LS-0186	Fighting the Impulse to Spend	18 min.
LS-0187	The Monster of Debt	18 min.
LS-0188	Credit Cards, Friend or Foe?	18 min.
LS-0189	Financial Emergencies	16 min.
LS-0190	Budgeting 101	14 min.
LS-0191	Credit Scores	14 min.
LS-0192	Buying a Car	19 min.
LS-0193	Career or Job?	16 min.
LS-0194	Staying out of Debt	15 min.
LS-0195	Your Financial Future	14 min.
LS-0312	Helping Children Process Change	18 min.
LS-0313	Family Stability Inside Change	21 min.
LS-0314	Getting Established	20 min.
LS-0315	What Is A Family?	18 min.
LS-0317	Successful Family Living	22 min.
LS-0494	Preparing for a Job-Hard Truth	19 min.
LS-0495	Finding a Job	18 min.
LS-0496	Preparing for the Interview	16 min.
LS-0497	At the Interview	17 min.
LS-0498	Success at Work	16 min.

LOVE LESSONS:

LL-0558	Sex is Awesome	8 min.
LL-0559	Pregnancy is Not A Disease	14 min.
LL-0560	STIs	19 min.
LL-0561	Character	18 min.
LL-0562	Porn	17 min.
LL-0563	Your Heart	17 min.
LL-0564	Protect Yourself	15 min.

SPECIAL CIRCUMSTANCES:

SC-0251	Healing from Abuse	19 min.
SC-0252	Post Abortion Healing	22 min.
SC-0253	Relationship Loss	21 min.
SC-0254	Domestic Violence	21 min.
SC-0255	Pregnancy Loss	21 min.
SC-0466	Child Abuse and Neglect	18 min.
SC-0378	Sex and You	26 min.
SC-0379	Sex: The Heart of the Matter	22 min.
SC-0380	STD/STI Avoidance	19 min.
SC-0381	Choosing Marriage	20 min.
SC-0382	Making the Commitment to Wait	18 min.

SPECIAL CIRCUMSTANCES:

SC-0590 ^{TR}	Unraveled Roots: Why Am I Here	7 min.
SC-0591 ^{TR}	Unraveled Roots: The Root of Abandonment	13 min.
SC-0592 ^{TR}	Unraveled Roots: The Root of Addiction	14 min.
SC-0593 ^{TR}	Unraveled Roots: The Root of Abuse	13 min.
SC-0594 ^{TR}	Unraveled Roots: The Root of Codependency	12 min.
SC-0595 ^{TR}	Unraveled Roots: Where Do I Grow Now?	5 min.
SC-0598 ^{TR}	Your Relationship: Healthy, Unhealthy or Toxic?	18 min.
SC-0599 ^{TR}	Understanding Power and Control in Partner...	18 min.
SC-0600 ^{TR}	Recognizing the Cycle of Abuse	16 min.
SC-0601 ^{TR}	Warning Signs of Unhealthy People	18 min.
SC-0602 ^{TR}	Can an Abuser Change?	18 min.
SC-0603 ^{TR}	Reclaiming Your Value & Experiencing	18 min.
SC-0707	Introduction to Sex Trafficking	5 min.
SC-0708	OW:Child Sexual Abuse & Familial Trafficking	5 min.
SC-0709	OW: Grooming Through Gaming	5 min.
SC-0710	OW: Adult Entertainment and Escalation	6 min.
SC-0711	OW: Sexting to Sextortion	7 min.
SC-0712	OW: Boyfriending	5 min.
SC-0713	OW: Why Don't They Leave	6 min.
SC-0714	OW: Survivor Identification and Reporting	4 min.
SC-0715	OW: Prevention and Protecting Your Community	6 min.
SC-0716	OW:Hope. Freedom. Future.	4 min.
SC-0717	OW: Cycle of Revictimization	10 min.
SC-0718	OW: Vulnerability of Individuals with Disabilities	11 min.
SC-0719	OW: Identifying Trafficking Victims in Schools	7 min.
SC-0720	OW: Camming	16 min.
SC-0721 ^{TR}	Keys to Hope and Healing: Acknowledge Where You Are	10 min.
SC-0722 ^{TR}	Keys to Hope and Healing: You Are Not Alone	9 min.
SC-0723 ^{TR}	Keys to Hope and Healing: Freedom From Anger	8 min.
SC-0724 ^{TR}	Keys to Hope and Healing: Moving through Grief	11 min.
SC-0725 ^{TR}	Keys to Hope and Healing: Walking in Confidence	9 min.
SC-0726 ^{TR}	Keys to Hope and Healing: Giving Hope to Others	8 min.

POSITIVE PARTNERSHIPS:

RS-0692	Boundaries	28 min.
RS-0226/0221	Healthy Boundaries (Women/Men)	21/19 min.
RS-0227/0222	Cohabitation (Women/Men)	12/11 min.
RS-0228/0223	Marriage Choice (Women/Men)	16/13 min.
RS-0229/0224	Staying Married (Women/Men)	24/21 min.
RS-0230/0225	Single Parenting (Women/Men)	17/20 min.

FATHERHOOD LESSONS:

PF-0489	The Fatherhood Adventure: Taking Care Pregnancy	27 min.
PF-0490	The Fatherhood Adventure: Taking Care Birth	26 min.
PF-0491	The Fatherhood Adventure: Taking Care Postpartum	26 min.
PF-0698	The Fatherhood Adventure: Baby Care Basics	19 min.
PF-0482	Being a Father: The Two Questions	24 min.
PF-0483	Being a Father: Real Time	25 min.
PF-0484	Being a Father: Being a Role Model	22 min.
PF-0485	Being a Father: Being a Leader	23 min.
PF-0486	Being a Father: Being Consistent	18 min.
PF-0233	Practical Fatherhood: Respect for Mothers	17 min.
PF-0236	Practical Fatherhood: Discipline Foundation	18 min.
PF-0237	Practical Fatherhood: Discipline Guidelines	16 min.
PF-0238	Practical Fatherhood: Situational Discipline	19 min.
PF-0487	Being a Father: Loving Discipline	23 min.
PF-0488	Being a Father: Practical Discipline	26 min.

BIBLE STUDY:

BS-0577	TR Giving God Your Worst: Offering Your Worst to God	18 min.
BS-0578	TR Giving God Your Worst: Painful Truth & Forgiveness	19 min.
BS-0579	TR Giving God Your Worst: From Sinner to Saint	15 min.
BS-0580	TR Giving God Your Worst: The Truth Shall Set You Free	23 min.
BS-0581	TR Giving God Your Worst: Surrendering Our Weakness	18 min.
BS-0582	TR Giving God Your Worst: Gaining Victory	20 min.
BS-0607	Upside Down Love: The Bible	14 min.
BS-0606	Upside Down Love: Grace and Commands	13 min.
BS-0628	Upside Down Love: The King Among the Cows	13 min.
BS-0631	Upside Down Love: The Faithful Fisherman	13 min.
BS-0633	Upside Down Love: The Servant Above the Served	14 min.
BS-0634	Upside Down Love: The Greatest Dying for Least	11 min.
BS-0637	Upside Down Love: The Guilty in Heaven	11 min.
BS-0623	TR Unlocking the Gospel: Identity Matters	18 min.
BS-0624	TR Unlocking the Gospel: Receiving Jesus as my Savior	13 min.
BS-0625	TR Unlocking the Gospel: Recognizing Satan	20 min.
BS-0613	TR Disciple: Your Unwritten Autobiography	31 min.
BS-0614	TR Disciple: How the Story Starts	32 min.
BS-0615	TR Disciple: A True Story	30 min.
BS-0616	TR Disciple: The Story of the World	31 min.
BS-0617	TR Disciple: The Story of the Flesh	26 min.
BS-0618	TR Disciple: The Story of the Devil	28 min.
BS-0619	TR Disciple: Truth and Emotions	29 min.
BS-0620	TR Disciple: Forgiving From the Heart	33 min.
BS-0621	TR Disciple: Walking Into the Next Chapter	33 min.
BS-0622	TR Disciple: Action Story	32 min.

List updated 4/11/2023

CHILD CARE LICENSING – KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT
SITE REVIEW/PROGRAM CONSULTATION
Allow for up to 21 business days for review
Note: Clarifying questions may be required of the applicant prior to final site approval

Surveyor: Amy Foes	
Date of Final Site Approval:	County: Butler County
Name of Center (if applicable): Branches Nuture Center	Total Capacity (desired): 24
Address (if known): 107 N. Main	City: El Dorado, KS 67042
Applicant/Owner Name: Branches	
Building Summary: Building for CC program only ___ Yes ☒ No If no, Building is shared ☒ Yes ___ No Center will be from 7 AM to 6 PM, Monday thru Friday With Whom? Branches Baby Bucks and Training Center Hours 9 AM to 3 PM Days Monday thru Thursday 3 PM to 8 PM on Thursday Total # of toilets: 2 Total # of sinks: 10 in the center Would children, parents, or staff have to walk through any other unit to use the bathroom, go outdoors or place a child: ___ Yes ☒ No. If yes, which units (3 feet of passageway will be deducted): Does the facility contain a multi-use room? ___ Yes ☒ No How does the program envision the use of this room?:	
Meal Service: Exclusive use of kitchen ___ Yes ☒ No Meals catered ___ Yes ☒ No If known, by whom: Prepared on site ☒ Yes ___ No If yes, three compartment sink or mechanical dish washer (circle one)	
Outdoor Play Area: Outdoor play area dimensions based on site plan provided (List all measurements = total dimensions) 1. 51'9" x 8' = 414 (total dimensions) plus 30' X 22'1" = 485.76 for total dimensions of 899.76 2. Total dimensions / 75 = 11 (# of children) Area fenced (4 ft) ☒ Yes ___ No 6' wooden privacy fence I/T play area separated ___ Yes ☒ No Only offering services to infants and toddlers. How/Type of barrier or schedule _____ Review route children take to go outdoors ☒ Yes ___ No Equipment Review 1. Age Appropriate Little Tikes equipment and sound box 2. Distance from fence other equipment yes 3. Outdoor surfaces: cement/asphalt/impact absorbing Artificial Turf and Concrete Shade onsite to be utilized: Shade Canopy (22' X 6') Access to (plan for) drinking water: ☒ Yes ___ No Mobile Cart Restroom facilities accessible to play area: ☒ Yes ___ No Additional Comments:	

UNIT REVIEW (copy as needed)

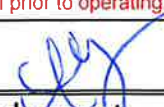
PS/SA UNIT NAME	AGES TO BE SERVED & TOTAL # CHILDREN
NONE	
Unit Summary: Room dimensions based on site plan provided: ____ x ____ = ____ (total dimensions) OR sq. footage provided Total dimensions / 35 = ____ (# of children)* Total # of toilets ____ Total # of sinks ____ <i>Discussion Points: If toilets are not within the unit, how will restrooms be accessed? How will children be supervised using the restroom? How will staff-child ratio be maintained within the unit if staff need to escort a child to the restroom?</i> If toilet is outside of unit, plan for restroom access: Additional Comments: <u>Discussed or in plan:</u> Locked storage in each unit __ Yes __ No Storage for cots/mats __ Yes __ No Cubbies __ Yes __ No Access to drinking water __ Yes __ No Will the unit also serve as a multi-age unit? __ Yes __ No If yes, will the unit support all ages to be served and needs such as restroom access/changing table?	
PS/SA UNIT NAME	AGES TO BE SERVED & TOTAL # CHILDREN
NONE	
Unit Summary: Room dimensions based on site plan provided: ____ x ____ = ____ (total dimensions) OR sq. footage provided Total dimensions / 35 = ____ (# of children)* Total # of toilets ____ Total # of sinks ____ <i>Discussion Points: If toilets are not within the unit, how will restrooms be accessed? How will children be supervised using the restroom? How will staff-child ratio be maintained within the unit if staff need to escort a child to the restroom?</i> If toilet is outside of unit, plan for restroom access: Additional Comments: <u>Discussed or in plan:</u> Locked storage in each unit __ Yes __ No Storage for cots/mats __ Yes __ No Cubbies __ Yes __ No Access to drinking water __ Yes __ No Will the unit also serve as a multi-age unit? __ Yes __ No If yes, will the unit support all ages to be served and needs such as restroom access/changing table?	

TODDLER UNIT NAME	AGES TO BE SERVED & TOTAL # CHILDREN
Daycare Room 104	6 Infants (2 weeks to 12 months) or 10 Toddlers (12 months if walking to 30 months)
Room dimensions based on site plan provided: <u>17'4"</u> x <u>21'</u> = <u>363.93</u> (total dimensions) OR sq. footage provided Total dimensions / 35 = <u>10</u> (# of children)* <u>Cribs</u>/playpens 2 ft apart <u>x</u> Yes ___ No Facility will be using nap mats when children grow out of cribs. Diaper changing table <u>x</u> Yes ___ No (allows views of room during changing) Dirty sink/handwashing <u>x</u> Yes ___ No (by changing table?) Clean Sink/access to drinking water <u>x</u> Yes ___ No (if NO what is plan for bottles, pacifiers) <u>Discussed or in plan:</u> Rocking Chair <u>x</u> Yes ___ No (or plan) Discussed drink/bottle storage if needed <u>x</u> Yes ___ No Access to drinking water <u>x</u> Yes ___ No Locked storage in each unit <u>x</u> Yes ___ No Cubbies <u>x</u> Yes ___ No Will the unit also serve as a multi-age unit? <u>x</u> Yes ___ No If yes, will the unit support all ages to be served and needs such as restroom access? When children are ready for potty training, staff members will take the children to bathroom that is designated for facility-use only. There will be potty chairs (1 per 5 toddlers) available for use. The facility is only servicing infants and toddler up to 2 1/2 years of age. Additional Comments:	
INFANT UNIT NAME	AGES TO BE SERVED & TOTAL # OF CHILDREN
Daycare Room 104	6 Infants (2 weeks to 12 months) or 10 Toddlers (12 months if walking to 30 months)
Room dimensions based on site plan provided: <u>17'4"</u> x <u>21'</u> = <u>363.93</u> (total dimensions) OR sq. footage provided Total dimensions of play space / 35 = <u>10</u> (# of children)* (Note: sleep space cannot be counted towards play space) Sleep area separate <u>x</u> Yes ___ No (units with infants only) Type of barrier <u>Open slat barrier with gate 2'4"</u> (no more than 3 ft in height and should not impede supervision of napping infant) <u>Cribs</u>/playpens 2 ft apart <u>x</u> Yes ___ No Diaper changing table <u>x</u> Yes ___ No (allows views of room during changing) Dirty sink/handwashing <u>x</u> Yes ___ No (by changing table?) Clean Sink/access to drinking water <u>x</u> Yes ___ No (if NO what is plan for bottles, pacifiers) <u>Discussed or in plan:</u> Rocking Chair <u>x</u> Yes ___ No (or plan) Discussed drink/bottle storage if needed <u>x</u> Yes ___ No Locked storage in each unit <u>x</u> Yes ___ No Cubbies <u>x</u> Yes ___ No Access to drinking water <u>x</u> Yes ___ No Will the unit also serve as a multi-age unit? <u>x</u> Yes ___ No If yes, will the unit support all ages to be served and needs such as restroom access? When children are ready for potty training, staff members will take the children to bathroom that is designated for facility-use only. There will be potty chairs (1 per 5 toddlers) available for use. The facility is only servicing infants and toddler up to 2 1/2 years of age. Additional Comments: Facility will need to have documentation of fire approval from the State Fire Marshal prior to operating.	
Surveyor Signature: <u>Amey R. Toes</u>	Date: <u>05/14/2023</u>

***Disclaimer: Measurements and capacities listed on site approval document are not considered final. Measurements will be verified on-site at the initial survey by the surveyor and those measurements will guide final capacity for the facility.**

TODDLER UNIT NAME	AGES TO BE SERVED & TOTAL # CHILDREN
Daycare Room 105	6 Infants (2 weeks to 12 months) or 10 Toddlers (12 months if walking to 30 months)
Room dimensions based on site plan provided: <u>17'4"</u> x <u>21'</u> = <u>363.93</u> (total dimensions) OR sq. footage provided Total dimensions / 35 = <u>10</u> (# of children)* <u>Cribs</u>/playpens 2 ft apart <u>x</u> Yes ___ No Facility will be using nap mats when children grow out of cribs. Diaper changing table <u>x</u> Yes ___ No (allows views of room during changing) Dirty sink/handwashing <u>x</u> Yes ___ No (by changing table?) Clean Sink/access to drinking water <u>x</u> Yes ___ No (if NO what is plan for bottles, pacifiers) Discussed or in plan: Rocking Chair <u>x</u> Yes ___ No (or plan) Discussed drink/bottle storage if needed <u>x</u> Yes ___ No Access to drinking water <u>x</u> Yes ___ No Locked storage in each unit <u>x</u> Yes ___ No Cubbies <u>x</u> Yes ___ No Will the unit also serve as a multi-age unit? <u>x</u> Yes ___ No If yes, will the unit support all ages to be served and needs such as restroom access? <u>When children are ready for potty training, staff members will take the children to bathroom that is designated for facility-use only. There will be potty chairs (1 per 5 toddlers) available for use. The facility is only servicing infants and toddler up to 2 1/2 years of age.</u> Additional Comments:	
INFANT UNIT NAME	AGES TO BE SERVED & TOTAL # OF CHILDREN
Daycare Room 105	6 Infants (2 weeks to 12 months) or 10 Toddlers (12 months if walking to 30 months)
Room dimensions based on site plan provided: <u>17'4"</u> x <u>21'</u> = <u>363.93</u> (total dimensions) OR sq. footage provided Total dimensions of play space / 35 = <u>10</u> (# of children)* (Note: sleep space cannot be counted towards play space) Sleep area separate <u>x</u> Yes ___ No (units with infants only) Type of barrier <u>Open slat barrier with gate 2'4"</u> (no more than 3 ft in height and should not impede supervision of napping infant) <u>Cribs</u>/playpens 2 ft apart <u>x</u> Yes ___ No Diaper changing table <u>x</u> Yes ___ No (allows views of room during changing) Dirty sink/handwashing <u>x</u> Yes ___ No (by changing table?) Clean Sink/access to drinking water <u>x</u> Yes ___ No (if NO what is plan for bottles, pacifiers) Discussed or in plan: Rocking Chair <u>x</u> Yes ___ No (or plan) Discussed drink/bottle storage if needed <u>x</u> Yes ___ No Locked storage in each unit <u>x</u> Yes ___ No Cubbies <u>x</u> Yes ___ No Access to drinking water <u>x</u> Yes ___ No Will the unit also serve as a multi-age unit? <u>x</u> Yes ___ No If yes, will the unit support all ages to be served and needs such as restroom access? <u>When children are ready for potty training, staff members will take the children to bathroom that is designated for facility-use only. There will be potty chairs (1 per 5 toddlers) available for use. The facility is only servicing infants and toddler up to 2 1/2 years of age.</u> Additional Comments: Facility will need to have documentation of fire approval from the State Fire Marshal prior to operating.	
Surveyor Signature: Amy Foes, Butler County Health Dept: see attached Page 3	
Date: 05/14/2023	

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TODDLER UNIT NAME	AGES TO BE SERVED & TOTAL # CHILDREN
Daycare Room 107	6 Infants (2 weeks to 12 months) or 10 Toddlers (12 months if walking to 30 months)
Room dimensions based on site plan provided: <u>17'4"</u> x <u>21'</u> = <u>363.93</u>(total dimensions) OR sq. footage provided Total dimensions / 35 = <u>10</u> (# of children)* <u>Cribs</u>/playpens 2 ft apart <u>x</u> Yes ___ No Facility will be using nap mats when children grow out of cribs. Diaper changing table <u>x</u> Yes ___ No (allows views of room during changing) Dirty sink/handwashing <u>x</u> Yes ___ No (by changing table?) Clean Sink/access to drinking water <u>x</u> Yes ___ No (if NO what is plan for bottles, pacifiers) <u>Discussed or in plan:</u> Rocking Chair <u>x</u> Yes ___ No (or plan) Discussed drink/bottle storage if needed <u>x</u> Yes ___ No Access to drinking water <u>x</u> Yes ___ No Locked storage in each unit <u>x</u> Yes ___ No Cubbies <u>x</u> Yes ___ No Will the unit also serve as a multi-age unit? <u>x</u> Yes ___ No If yes, will the unit support all ages to be served and needs such as restroom access? <u>When children are ready for potty training, staff members will take the children to bathroom that is designated for facility-use only. There will be potty chairs (1 per 5 toddlers) available for use. The facility is only servicing infants and toddler up to 2 1/2 years of age.</u> Additional Comments:	
INFANT UNIT NAME	AGES TO BE SERVED & TOTAL # OF CHILDREN
Daycare Room 107	6 Infants (2 weeks to 12 months) or 10 Toddlers (12 months if walking to 30 months)
Room dimensions based on site plan provided: <u>17'4"</u> x <u>21'</u> = <u>363.93</u>(total dimensions) OR sq. footage provided Total dimensions of play space / 35 = <u>10</u> (# of children)* (Note: sleep space cannot be counted towards play space) Sleep area separate <u>x</u> Yes ___ No (units with infants only) Type of barrier <u>Open slat barrier with gate 2'4"</u> (no more than 3 ft in height and should not impede supervision of napping infant) <u>Cribs</u>/playpens 2 ft apart <u>x</u> Yes ___ No Diaper changing table <u>x</u> Yes ___ No (allows views of room during changing) Dirty sink/handwashing <u>x</u> Yes ___ No (by changing table?) Clean Sink/access to drinking water <u>x</u> Yes ___ No (if NO what is plan for bottles, pacifiers) <u>Discussed or in plan:</u> Rocking Chair <u>x</u> Yes ___ No (or plan) Discussed drink/bottle storage if needed <u>x</u> Yes ___ No Locked storage in each unit <u>x</u> Yes ___ No Cubbies <u>x</u> Yes ___ No Access to drinking water <u>x</u> Yes ___ No Will the unit also serve as a multi-age unit? <u>x</u> Yes ___ No If yes, will the unit support all ages to be served and needs such as restroom access? <u>When children are ready for potty training, staff members will take the children to bathroom that is designated for facility-use only. There will be potty chairs (1 per 5 toddlers) available for use. The facility is only servicing infants and toddler up to 2 1/2 years of age.</u> Additional Comments: <u>Facility will need to have documentation of fire approval from the State Fire Marshal prior to operating.</u>	
Surveyor Signature: Amy Foes, Butler County Health Dept: see attached Page 3  Date: 05/14/2023	

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TODDLER UNIT NAME	AGES TO BE SERVED & TOTAL # CHILDREN
Daycare Room 108	6 Infants (2 weeks to 12 months) or 10 Toddlers (12 months if walking to 30 months)
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Surveyor Signature: Amy Foes, Butler County Health Dept: see attached Page 3 Date: 05/14/2023	

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State Fire Marshal
800 SW Jackson
Suite 104
Topeka, KS 66612-1216
PLAN REVIEW APPROVED - ICC

Friday May 5, 2023

BRANCHES PREGNANCY AND FAMILY CENTER
107 N MAIN ST
BRANCHES PREGNANCY AND FAMILY CENTER
EL DORADO, KS 67042

We have completed a review of the design submittal received on Friday May 5, 2023

The design submittal appears to be in compliance with the fire and life safety provisions of the Kansas Fire Prevention Code thus allowing the construction and/or installation work to commence. Submittal acceptance subject to comments listed below.

Plan reviews by the Kansas State Fire Marshal are cursory in nature, and compliance to the appropriate standards is expected. Comments provided by other reviewing parties or authorities having jurisdiction shall be acknowledged. Any omission of requirements on submitted plans or any omission during plan review shall in no way authorize any violation of applicable requirements under the Kansas Fire Prevention Code. Acceptance of design submittal shall not be construed to be an acceptance of items that do not conform to Kansas Fire Prevention Code.

Construction and/or work zones shall be separated from occupied areas by one-hour rated construction (or smoke resistive if sprinkler system is maintained on both sides of separation), per OSFM guidelines. Any temporary egress must be approved by OSFM. Additionally, the OSFM has the authority to verify at any time that construction and/or installation work complies with the accepted plans and state-adopted regulations.

Each project will require an inspection at 50% completion. A request for inspection must be made to the licensing agency at least 30-days before the 50% milestone. Fire Protection System shall adhere to the engineered drawings, manufacturer requirements/listings, and the appropriate Codes and Standards. The responsible contractor shall leave a copy at the facility of the final test report verifying that the installed fire protection system is in proper and compliant working condition. The completed fire protection system installation is subject to verification by OSFM. If changes are required in construction, separation to occupied spaces, or temporary egress, these changes must be approved, in writing, by OSFM. All work on the project shall stop until an approval is obtained. If the project, at any point, cannot maintain the required separation or causes any impairment to any fire protection system, the OSFM must be notified and the facility must perform a fire watch until the conditions are corrected. Failure to comply with these requirements could result in significant penalties including citation of Immediate Jeopardy or the issuance of an order to cease and desist.

Fire alarm, automatic suppression systems, and other extinguishing system plans must be submitted separately for review and approval, before final inspection. Final inspection and referral to licensing agency are required prior to final occupancy. The Office of the State Fire Marshal has reviewed these plans for compliance with the applicable codes and standards.

This is a plan approval only. This is not an approval to occupy.

State and local licensing agencies may impose additional requirements.

05/05/2023 12:56:36 PM Spencer Smith

PLANS APPROVED AS SUBMITTED FOR BRANCHES PREGNANCY AND FAMILY CENTER. 05-05-2023

Smith, Spencer /Fire Inspector II
Office of the State Fire Marshal

PLANNING COMMISSION MEMORANDUM

TO: Planning Commission
CC:
FROM: Scott Rickard
RE:

I move to recommend the adoption of the El Dorado Main Street Master Plan as presented.