

KANSAS GEOLOGICAL SURVEY

The University of Kansas
1930 Constant Ave
Lawrence KS 66047-3726
phone 785-864-3965
fax 785-864-5317
www.kgs.ku.edu

January 12, 2006

Ms. Nicole Pfannenstiel
Sunflower Electric Power Corporation
P. O. Box 1020
Hays, Kansas 67601

RE: Agency Review Transmittal Form for Cofer Sales & Golf Carts, LLC

Dear Ms. Pfannenstiel:

I have received your request for comment by the Kansas Geological Survey on an application to USDA Rural Development by the Cofer Sales & Golf Carts, LLC. The money will be used to renovate an existing building and expand their business. The new location is east of Cimarron, Gray County, Kansas (NW¼ Section 7 T26S R27W).

I reviewed the information you provided that included a description of the project, and a map and orthophotograph of the site. Additionally, I examined data from the USGS Cimarron 7½ minute quadrangle, a report on the geology of Gray County (Latta, 1940, Kansas Geological Survey Bulletin #55 and McGovern and Long, 1974, USGS Hydrologic Atlas HA-517) and the soil survey of Gray County. The site is on Quaternary Alluvium (river deposits of the Arkansas River). Because of the proximity to the river, ground water in this area is probably shallow. The operators of this facility should exercise caution in handling any hazardous materials. However, this should not prevent the project from proceeding. Based on the above information, the Kansas Geological Survey has no knowledge of other geologic factors that would adversely affect this project.

I have signed and enclosed the "Agency Review Transmittal Form."

Sincerely,

Gregory Ohlmacher, P.G.
Associate Scientist

Enc.

AGENCY REVIEW TRANSMITTAL FORM

Comments by: Kansas Geological Survey

Transmittal Date: 12/28/2005

PROJECT TITLE: Cofer Sales & Golf Carts, LLC

Notification of
Intent

☒

Pre-application

CONTACT PERSON: Nicole Pfannenstiel, Member Services Specialist

Final Application

Direct
Development

This form provides notification and the opportunity for your agency to review and comment on this proposed project as required by Executive Order 12372. Please complete Parts II and III as appropriate. Your prompt response will be appreciated.

RETURN TO:

Nicole Pfannenstiel, Member Services
Sunflower Electric Power Corporation
PO Box 1020
Hays, KS 67601

PART I

REVIEW AGENCIES/COMMISSIONS

☐ Aging	☒ Education/Geological Survey, KS	☐ State Forester
☐ Agriculture - DWR	☐ Health & Environment	☐ Transportation
☐ Biological Survey, KS	☐ Historical Society	☐ Water Office, KS
☐ Conservation Commission	☐ Social & Rehabilitation Services	☐ Wildlife & Parks
☐ Corporation Commission	☐ Kansas Dept. of Commerce and Housing	☐ City/County
☐ Commerce	☐ Certified Development Company	☐ Human Resources

PART II (To be completed by review agency and returned to contact person)

AGENCY REVIEW COMMENTS

COMMENTS: See cover letter

PART III (To be completed by review agency and returned to contact person)

RECOMMENDED ACTION COMMENTS

☒ Clearance of the project should be granted.	☐ Clearance of the project should not be delayed, but the Applicant should (in the final application) address and clarify the questions or concerns indicated below.
☐ Clearance of the project should not be granted.	☐ Request the opportunity to review final application prior to submission to the federal funding agency.
☐ Clearance of the project should be delayed until the issues or question have been clarified.	
☐ Request a State Process Recommendation in concurrence with the above comments.	

DIVISIONS/AGENCY/COMMISSION

Reviewer's Name:

Date:

1/12/06

Gregory C. Okunacher



SUNFLOWER ELECTRIC POWER CORPORATION

A Touchstone Energy® Cooperative 

December 28, 2005

William Harrison
Kansas Geological Survey
Campus KU West
1930 Constant Ave
Lawrence, KS 66047

RE: Agency Review Transmittal Form

Cofer Sales & Golf Carts, LLC will submit an application to USDA, Rural Development, 2715 Canterbury Drive, Hays, Kansas, for a loan to renovate a building in Cimarron, Kansas.

The project will include renovating a building to move their existing manufacturing and sales business from Dodge City to a building located at 19505 US Highway 50, in Cimarron, Kansas. Cofer Sales will continue to manufacture tractor stands and expand their existing sales business. A map of the location is enclosed.

I have enclosed an "Agency Review Transmittal Form" for your response back to this office. Please include both intergovernmental and environmental comments for the project.

You may also contact me if you have additional questions. Please mail or fax these responses to:

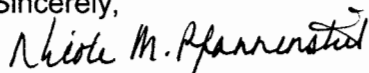
Nicole Pfannenstiel
Sunflower Electric Power Corporation
PO Box 1020
Hays, KS 67601
Phone 785-623-3334
FAX 785-623-3328

This project will comply with appropriate state laws concerning the application. The city does not participate in the National Flood Insurance Program without a flood hazard identified.

The application will be sent to Brandon Prough, USDA Rural Development Specialist, 2715 Canterbury Drive, Suite 103, Hays, Kansas, 67601. USDA Rural Development will not obligate funds for this project until after the 30 days have expired and until USDA has completed an Environmental Assessment of the project.

Please call me if you have any questions.

Sincerely,



Nicole M. Pfannenstiel
Member Services Specialist

Project Overview

Victory Electric Cooperative, Association, Inc. intends to apply for a loan up to \$740,000 from the Rural Economic Development Loan program from the USDA Rural Business-Cooperative Service (RB-CS) to provide financing to Cofer Sales & Golf Carts, LLC. The company will expand its manufacturing and sales business by renovating a building in Gray County, Kansas. Cofer Sales plans to add 1-2 employees through its expansion.

With the loan from RB-CS, Victory will make a zero-interest loan to Cofer Sales to renovate a building located at 19505 US Highway 50, in rural Gray County, near Cimarron, Kansas. The funds will also be used for working capital and to purchase inventory. The company is providing additional funding for the project, which will include debt and equity from the owners.

The facility is located on 6.3 acres of land just off of US Highway 50, in Gray County, Kansas. The tract of land is described as follows:

Northwest Quarter of Section 7, Township 26, Range 27 West, Gray County, Kansas

The planned renovation will include the addition of insulation, heating, and some division walls in the facility. The 22 square foot building was built in 1981 and was previously used as a lumber yard. An aerial map showing the location of the property and a site diagram are enclosed.

Asking Price: \$225,000.00

Water: Well

Sewer: Septic

Zoning: Agricultural
CU 09 (conditional use #9)

