

**Agenda
For
Joint City/County Commission Meeting
Monday, May 12, 2014
Rose Room
Ford County Government Center
6:00 PM**

Welcome: Chairman Boys and Mayor Delzeit

County Commission Roll Call-Chairman Boys

City Commission Roll Call-Mayor Delzeit

1. Amendment of Inter-local Agreement- Report By Legal Counsel
2. CFAB Recommendation for Organizational Funding Request from the Western State Bank Expo Center-Report by Project Development Coordinator-Melissa McCoy
3. Consideration of CFAB Recommendation for Site Locations for Regional Aquatic Park- Report by Director of Parks and Recreation-Paul Lewis
4. Nominations of New CFAB Board Members- Report by Project Development Coordinator, Melissa McCoy

Upcoming Meetings-

1. Wednesday, May 21 at 6:00 PM-CFAB Meeting-City Commissioners Chambers
2. Monday, July 14, 6:00 PM- Next Joint Commission Meeting-Rose Room, Ford County Government Center
3. Monday, October 13, 2014 and Monday, December 8, 2014- Tentative Dates for Upcoming Joint Commission Meetings-Rose Room, Ford County Government Center

Adjournment

Memorandum

*To: City Commissioners
County Commissioners*
From: Cherise Tieben
Date: May 7, 2014
Subject: Interlocal Agreement
Agenda Item: New Business

Recommendation: Staff recommends the approval of the amended Dodge City/Ford County Interlocal Cooperation Agreement which governs the Why Not Dodge program.

Background: The proposed amendments are the result of the Review Committee's recommendations following the Joint City/County meeting. The attached draft has been amended to reflect several months of negotiation and discussion between the City and the County Commissions in an effort to rectify multiple issues that have arisen over time and to fulfill the desires of both entities regarding the historic Santa Fe Depot, implementation of the Master Tourism Plan and the Western State Bank Expo facility. The following changes to the agreement are being proposed:

1. Paragraph 4 (d) - page 4 – incorporates the change allowing the City and County to participate in “organizational” funding.
2. Paragraph 5 – page 5 – removes the appointed City and County Commissioners and replaces them with two (2) at large positions and
3. Paragraph 5 – page 6 - allows the appointed Commissioner from each entity to serve as non-voting ex-officio members to CFAB.
4. Paragraph 8 – page 9 – addresses the Organizational funding requests from the City and County and that CFAB should consider those issues as a priority.
5. Other changes throughout the document were clean up items and everyone had agreed that they were necessary (i.e. the capitalization of the term Related Public Projects for legal emphasis).
6. The jail footnote was also removed.

Justification: The changes to the Interlocal Agreement were necessary to keep the Why Not Dodge programs and activities moving forward in a positive and progressive manner.

Financial Considerations: The only financial consideration that will result from this agreement is that each entity will be given the opportunity to submit an organizational funding request for the aforementioned projects.

Purpose/Mission: Together, we serve to make Dodge City the best place to be.

Legal Considerations: Based on the consensus of the Review Committee, the proposed amended Agreement was prepared by legal counsel from both entities. Additionally, the Attorney General will have to provide approval to the final agreement; once the document is approved by the AG it will be filed with the Ford County Register of Deeds prior to the changes in the agreement going into effect.

Attachments: Interlocal Cooperation Agreement

**DODGE CITY-FORD COUNTY INTERLOCAL COOPERATION
AGREEMENT (As Amended)**

This agreement was originally made and entered into by and between the City of Dodge City, Kansas (City) and Ford County, Kansas, (County) on July 21, 1997; and has been amended by mutual agreement on May 17, 2004, August 10, 2005, and May 12, 2014.

RECITALS

WHEREAS, the City and County have previously entered into a memorandum of understanding whereby the governing bodies of each entity agreed to work in cooperation with a community based committee to improve the economic base of Ford County through the improvement and construction of various public entertainment and recreational projects as more specifically described herein;

WHEREAS, pursuant to said memorandum of understanding, both the City and County commissions adopted all necessary resolutions to place on the ballot at a special election the issue of imposing a retailers' sales tax in both the City and the County to provide funding for the improvement, acquisition, and construction of such projects;

WHEREAS, at a special City and County election held on June 10, 1997, the qualified voters of both the City and the County voted on the implementation of a City and County retailers' sales tax to fund such Projects;

WHEREAS, at the June 10, 1997, special election, the voters of Dodge City and Ford County approved the implementation of a one-half percent citywide retailers' sales tax to be imposed by the City of Dodge City and a one-half percent countywide retailers' sales tax to be imposed by Ford County, Kansas, the proceeds of which would be used for the purpose of

financing a portion of the cost of the construction, equipping and operation of certain public projects, including the following:

1. Installing air-conditioning at the Civic Center facilities;
2. An outdoor motor sports complex;
3. Field sport facilities: baseball/softball complex, together with renovating existing softball and baseball facilities and additional soccer facilities;
4. A special events center;

and related public projects as deemed necessary and appropriate, all herein collectively referred to as the "Projects";

WHEREAS, the City and County have reached an understanding and agreement as to the mechanism and procedures to be implemented to provide for the improvement, acquisition, and construction of such Projects to be funded by the retailers' sales tax approved by the voters at the June 10, 1997, special election;

WHEREAS, the governing bodies of the City and the County desire to enter into this agreement; and

WHEREAS, the Kansas Interlocal Cooperation Act (K.S.A. 12-2901 *et. seq.*) provides that local government units may enter into interlocal agreements with other governmental units.

AGREEMENT

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties agree as follows:

1. **Recitals.** The recitals as set out above are hereby incorporated by this reference as if fully set out herein as part of this agreement.

2. **Purpose.** The purpose of this agreement is:

- a. to create and establish a Project Review and Advisory Committee, which Committee is commonly referred to as the "Community Facilities Advisory Board" or "CFAB"; to develop, plan, coordinate, initiate, oversee, and provide advice and recommendations concerning the location, acquisition, construction, completion and operation of the Projects;
- b. to commit the voter approved sales tax revenues to the acquisition, construction, completion and operation of the Projects; and
- c. to provide a mechanism to accomplish the acquisition, construction, completion and operation of the Projects.

3. **General Intent of the Parties.** It is the intent of the parties that the City and County commit to the improvement, acquisition, construction, completion, and operation of the Projects; to provide the mechanism to commit the sales tax revenues produced from the imposition of the City and County retailers' sales tax as approved by the voters at the special election held on June 10, 1997, to such Projects; and to provide for public input, suggestion, advice, and recommendations to such issues as location, design, construction, and operation of the Projects through the establishment of a Project Committee.

4. **Definition of Related Public Projects.** The phrase "Related Public Projects" as used in this agreement and as referred to in the 1997 sales tax election ballots of the City and County, is deemed to include and be limited to the following activities and projects:

- a. The completion, expansion, improvement and/or renovation of any existing Sales Tax Projects, including but not limited to the Legends ball

- complex, soccer fields, Cavalier Field, Motor Sports Complex and a Special Events Center;
- b. The construction, acquisition and operation of additional public entertainment and recreation facilities, the primary purpose of which is to attract tourists, visitors, conventions and meetings to Dodge City and the Ford County area, and which broaden, improve and diversify the economic base of Ford County;
 - c. The improvement, renovation and/or expansion of existing public entertainment, recreation or historic facilities, the primary purpose of which is to attract tourists, visitors, conventions and meetings to Dodge City and the Ford County area, and which broaden, improve and diversify the economic base of Ford County;
 - d. The granting of financial assistance to Ford County Organizations, as defined herein, whose sole purpose is the promotion and preservation of the western heritage of Dodge City and Ford County; the promotion of tourism; attracting visitors and conventions to the area through the construction and/or maintenance of public facilities and/or conducting public activities. Notwithstanding any provision of this Agreement to the contrary, the County owned Expo Center and the City owned Santa Fe Depot or other Master Tourism Plan implementation projects shall be considered an "Organization" for the purpose of eligibility for organizational funding as provided in paragraph number 8 of this Agreement.

- e. The construction, acquisition of or improvement of infrastructure facilities which are directly related to any Project or Related Public Project.

5. **Creation of Project Review and Advisory Committee.** Effective May 12, 2014, there is hereby created a Project Review and Advisory Committee (Project Committee) to develop, plan, coordinate, initiate, oversee and provide advice and recommendations concerning the location, acquisition, construction, completion and operation of the Projects.

- a. **Membership.** The Project Committee shall have seven members:
 - (i) Six at-large members, and
 - (ii) The Chairperson of the Board of Directors of the Dodge City/Ford County Development Corporation or his or her designee.

No member of the Project Committee shall hold elected office with either the County or the City.

The Project Committee shall annually elect from its membership a chairperson and vice-chairperson. Project Committee members shall serve without compensation, but may be reimbursed for actual expenses incurred while fulfilling their Committee responsibilities.

The nomination and appointment of the six at-large members of the Project Committee shall be by a majority vote of the County Commission and a majority vote of the City Commission at a joint meeting held for that purpose. At-large members of the Project Committee shall be appointed for an initial term of three years. Any at-large member of the Project Committee may be nominated and re-appointed to serve a second three year term, except that after two

consecutive terms there must be at least a one year interval before a subsequent nomination and appointment.

All applicants for appointment as at-large members of the Project Committee must be residents of Ford County and shall submit a written application on a form approved jointly by the County and City Commissions as part of the appointment process.

In the event of the death, resignation, ineligibility or removal of an at-large Project Committee member, a successor shall be nominated and appointed to fill the unexpired term by majority vote of the County Commission and majority vote of the City Commission at a joint meeting held for that purpose. The appointment shall be made within 60 days of the date of the vacancy.

Any at-large Project Committee member may be removed during his or her term by a majority vote of the County Commission and a majority vote of the City Commission at a joint meeting held for that purpose.

One County Commissioner and one City Commissioner shall be appointed by the respective commissions as part of the annual organization meetings to serve as ex officio, nonvoting members of the Project Committee.

The County Administrator and the City Manager shall serve as ex officio, nonvoting members of the Project Committee.

b. **Duties and Functions.** The purpose of the Project Committee shall be to develop, plan, coordinate, initiate, oversee, and provide advice and recommendations to the County and City Commission at a joint meeting(s) held for that purpose concerning the location, acquisition, construction, and operation

of the Projects and Related Public Projects. In the performance of its duties, the Committee may establish such subcommittees as it deems appropriate and may enlist the assistance of the City and County staffs, standing advisory committees and outside professional consultants. The Committee shall develop detailed plans and specifications relating to the location, design and operation of the Projects and Related Public Projects and make such recommendations to the County and City Commissions at a joint meeting(s) held for that purpose. All such recommendations shall be subject to approval by a majority vote of the City Commission and a majority vote of the County Commission at such joint meeting(s). In addition, the Committee will develop and recommend policies and procedures related to the operation of the facilities and shall generally oversee the operation of the Projects and Related Public Projects and make recommendations for future maintenance, repairs, renovation, and/or expansion of the Projects and Related Public Projects.

c. **Funding and Budgeting.** The Project Committee shall be responsible for the preparation of an annual budget or budgets related to the operation of completed projects and other Committee activities, which budgets shall be presented annually to the City and the County Commissions at a joint meeting held for that purpose by December 1 of each year for approval. The budget or budgets must be approved by a majority vote of each commission at such joint meeting.

The Project Committee shall review and recommend to the County and City Commissions at a joint meeting held for that purpose the expenditures of

sales tax revenues to be used for the improvement, expansion, acquisition, construction and funding of the Projects and other Related Public Projects as defined herein. Once construction and operational budgets for a Project(s) have been jointly approved, the actual expenditures of sales tax revenues or the obligation of such funds shall be by action of the City Commission.

6. **Collection and Distribution of Sales Tax Revenues.** The parties agree that all sales tax revenues collected in accordance with the voter approved City and County retailers' sales tax shall be committed exclusively to the acquisition, construction, completion, and operation of the Projects and Related Public Projects, except those portions of said sales tax designated for distribution to the cities of Bucklin, Ford and Spearville. The City shall establish a separate fund into which all sales tax revenue shall be deposited and accounted for. All City sales tax revenues shall be deposited in such separate fund which fund shall be referred to as the Sales Tax Project Fund. The County agrees that upon receipt of the County's sales tax revenues, that portion of such funds designated to Ford County and the City of Dodge City shall be immediately transferred to the Sales Tax Project Fund. Those portions of such revenues designated for the cities of Bucklin, Ford, and Spearville shall be distributed to those respective entities.

The Sales Tax Project Fund shall be subject to annual audit and, in addition, a quarterly financial report shall be made showing income and expenditures from such fund which report will be provided to the City and County Commissions and the Project Committee by the City director of finance. Funds in the Sales Tax Project Fund may be invested in accordance with the laws of the State of Kansas and any interest earned from such investments shall be deposited in such Fund.

7. **Action by City and County Commissions.** Either the County and/or City Commissions may initiate proposals for expenditures from the Sales Tax Project Fund. Any such proposals initiated by majority vote of either the County or City Commissions shall be referred to the Project Committee prior to final action on the expenditure or commitment of Sales Tax Funds for review, planning, coordination and recommendations and must be approved by a majority vote of the other commission.

8. **Organizational Funding.** On or before February 1 of each calendar year, the Project Committee shall recommend, subject to the approval of the City and the County Commissions at a joint meeting held for that purpose, an amount equal to not more than 15% of the previous calendar year's sales tax revenue collections to be allocated to a special "Organization Funding Account", which account shall be used only for the funding of organizational requests. Any remaining balances in the account shall carry forward from year to year.

Each budget year and prior to the consideration of any organizational funding requests, the City and County Commissions shall recommend as a priority to the Project Committee an amount not to exceed a total of \$600,000 for funding of costs and expenses of the County owned Expo Center and the City owned Santa Fe Depot or other Master Tourism Plan implementation projects, which total amount so recommended shall be allocated one-half to the County and one-half to the City.

In addition, any Kansas not-for-profit, tax exempt corporation, organization or agency ("organization") with its principal offices located in Ford County, Kansas, the principal function of which is to promote and/or preserve the western heritage of Dodge City and Ford County; the promotion of tourism; attracting visitors and conventions to the area through the construction

and/or maintenance of public facilities and/or conducting public activities, may submit an annual request for financial assistance through the use of the remaining balance of sales tax revenues on deposit in the Organization Funding Account.

All funding requests shall be submitted to the Project Committee in accordance with funding guidelines as established by the Project Committee and approved jointly by the County Commission and the City Commission.

All funding requests shall be studied and reviewed by the Project Committee which may enlist the assistance of special subcommittees appointed by the Project Committee. All such annual requests shall be ranked in order of priority for funding based on the approved guidelines by the Project Committee and in accordance with the terms of this agreement.

On or before March 1, of each calendar year the Project Committee shall select and recommend to the City and County Commissions at a joint meeting held for that purpose the agency or agencies to receive funding from the Organizational Funding Account during the current calendar year, if any, and the amount of such funding for the year. Total funding awarded in any one year can not exceed the total of funds on deposit in the "Organizational Funding Account". The Project Committee recommendations shall provide for the terms and conditions pursuant to which such funding shall be made and shall establish any accounting and reporting requirements related to such funding.

Within 30 days of receipt of the Project Committee recommendations the City and County Commissions shall meet in joint session (or sessions) to review the recommendations and shall by majority vote of each commission either (1) Approve the Project Committee recommendations as presented, or (2) Establish a different funding priority and/or amount of

funding for the agencies recommended by the Project Committee, or (3) Deny all such funding recommendations.

9. **Expenditures from Sales Tax Project Fund.** All budgeted for expenditures from the Sales Tax Project Fund shall be subject to the approval of the City Commission. All expenditures shall be reasonably related to the Projects and activities of the Project Committee and may include, but are not necessarily limited to the payment of professional consultant fees, planning and design fees, architect fees, attorney fees, accounting fees, cost of acquisition of real estate, fixtures, equipment and supplies, construction costs, operational expenses, reimbursement to the City and County for use of City and County staff, supplies and equipment, the pledging and expenditure of such funds to support bonding of the Projects, the repayment of no fund warrants, and for other expenditures reasonably associated with the Projects and the Project Committee's functions. Upon the recommendation of the Project Committee, the City is hereby authorized to issue bonds for the acquisition and construction of the Projects and Related Public Projects and to pledge the Sales Tax Project Fund as security for said bonds.

10. **Project Committee Reports.** The Project Committee will report quarterly if needed, but not less than annually, to the City and County Commissions concerning the status of the Projects, Related Public Projects and other Committee activities.

11. **Ownership Entitled to Real Estate.** All real estate on which the Projects and Related Public Projects are presently located or are to be located shall be owned or acquired by the City and legal title thereto shall vest in the City during the term of this agreement. Any real estate purchased or acquired by the expenditure of sales tax revenues may not be sold, disposed of or used by the City or County for any purpose unrelated to the Projects or Related Public Projects without the prior consent of the other Commission, which consent shall not be

unreasonably withheld. In the event of the termination of this agreement, ownership and legal title to all real estate and improvements thereto acquired after July 21, 1997, with sales tax revenues by the City shall at the time of such termination revert to joint ownership between the City and County.

12. **Administration and Operation of Projects.** The City shall be responsible for the administration and operation of the Projects and Related Public Projects based upon the advise, counsel and recommendations of the Project Committee. A reasonable administrative fee as agreed to by the City and the County Commissions shall be paid to the City for the administration and operation of the Projects and Related Public Projects. The administrative fee shall be included in the operating budget and determined by the City and the County Commissions as a part of the annual budget process.

13. **Duration.** The duration of this Interlocal Agreement shall be perpetual. This agreement shall be reviewed upon the request of either the City or County Commissions. The review shall be made by a standing committee appointed by each governing body. This agreement may be amended or terminated only by resolutions duly adopted by both the City and County Commissions.

14. **Binding Effect.** This agreement shall be binding upon and extend to the benefit of the parties hereto and their respective successors and assigns.

15. **Applicable Law.** This agreement shall be governed and interpreted in accordance with the laws of the State of Kansas.

16. **Venue.** It is agreed by and between the parties that, should any dispute arise concerning the validity and effect of this agreement, or of any breach of this agreement, venue of the action concerning such dispute shall be in the District Court of Ford County, Kansas.

17. **Severability.** If any section, subsection, paragraph, sentence, clause or phrase of this agreement should be determined by a court of competent jurisdiction to be invalid for any reason whatsoever, such decision shall not affect the remaining provisions of this agreement, which shall remain in full force and effect; and to this end the provisions of this agreement are hereby declared to be severable and should be presumed to have been agreed upon knowing that the various provisions of this agreement are severable.

18. **Effective Date.** This agreement and any amendments to this agreement shall take effect upon approval by the attorney general of the State of Kansas and recorded in the office of the register of deeds of Ford County, Kansas and in the office of the Secretary of State of the State of Kansas.

19. **Prior Agreements.** This agreement constitutes the entire understanding and agreement between the parties hereto with respect to the subject matter contained herein and supersedes all prior amendments, negotiations, and discussions concerning any matter contained herein.

20. **Approval and Authorization.** Each party warrants and represents by the execution of this agreement that said agreement has been approved by its governing body and by its legal counsel, that the execution, delivery and performance of this agreement by such party has been authorized by resolution duly adopted by its governing body, and that this agreement constitutes a legal, valid and binding obligation of such party and enforceable in accordance with its terms.

IN WITNESS WHEREOF, the parties have caused this agreement to be executed and made effective as of the day and year set out below.

Ford County, Kansas
By the Board of County Commissioners
of Ford County, Kansas

Chris Boys, Chairman

Danny Gillum, Commissioner

Shawn Tasset, Commissioner

Approved by Ford County, Kansas, this 12th day of May, 2014.

Sharon Seibel, Ford County Clerk

The City of Dodge City, Kansas, By

Brian Delzeit , Mayor

Approved by the City of Dodge City, Kansas, this 12th day of May, 2014.

Nannette Pogue, City Clerk

Approved by the Attorney General of the State of Kansas on the _____ day of _____, 2014.

By _____



City of Dodge City

806 N. Second Ave. Phone: 620-225-8100
PO Box 880 FAX: 620-225-8144
Dodge City, KS 67801 www.dodgecity.org

Memorandum

To: City Manager
City Commissioners
County Administrator
County Commissioners

From: Melissa McCoy

Date: May 7, 2014

Subject: 2014 CFAB Organizational Funding
Recommendation for the Expo Center

Agenda Item: Approval of CFAB Org. Funding
Recommendation for the WSB Expo Center

Recommendation: The Community Facility Advisory Board (CFAB) recommends approval by the Joint Commissions of the 2014 Organizational Funding Request for the Western State Bank Expo Center.

Background:

CFAB met on Thursday, April 24 to review and make recommendations on the 2014 Organizational Funding Application request for the Western State Bank (WSB) Expo Center. The request for funding was as follows:

- WSB Expo Center Organizational Funding Request: \$380,064.27
 - \$300,000 to offset operational expenses
 - \$80,064.27 for an LED Message Board to be located near the junction of Hwy 283 and Hwy 56

The Board approved the request to offset operating costs in a 5 to 1 vote. The request for the LED message board was tabled so that staff could review whether or not any of the existing LED signs that were purchased with “Why not Dodge” could be used.

At the CFAB meeting on May 1, staff explained that Luminous Neon, the LED sign company, had determined that the existing LED sign at the Civic Center would work well at the WSB Expo Center and that the sign had better resolution than the sign that was

being considered. There would also be no additional costs for the sign since USD 443 had agreed to pay for moving the sign as part of the agreement for the transfer of the Civic Center.

CFAB recommended unanimously to move the LED message board from the Civic Center to the WSB Expo Center.

Justification:

In a 5 to 1 vote, CFAB recommended funding the \$300,000 request from the WSB Expo Center to offset operating expenses. The recommendation to the Joint Commissions was based on the total available funding in the Organizational Funding Budget.

Financial Considerations:

The total available funds remaining for Organizational Funding for 2014 is \$300,000. Based on the funds available and funds requested, CFAB recommends funding the request from the WSB Expo Center for \$300,000.

Legal Considerations: N/A

Attachments: N/A



Parks and Recreation

PO Box 880 • Dodge City KS 67801 • Phone: 620/225-8160 • Fax: 620/225-8144

Memorandum

To: Joint City/County Commissions
Cherise Tieben, City Manager
Ed Elam, County Administrator

From: Paul Lewis, Parks & Recreation Director 

Date: May 7, 2014

Subject: Regional Aquatics Park Site
Recommendation

Recommendation: Staff recommends approving the endorsement from the Community Facilities Advisory Board to select Wright Park as the site for the regional aquatics park.

Background: With the approval of the regional aquatic park as a Why Not Dodge project, CFAB has begun the process of finalizing project design and development. Included in a list of tasks is site selection.

At the most recent CFAB meeting, staff presented four potential sites for their consideration. The four sites were St. Mary Complex, Legends Park, All-4-Fun, and Wright Park. All four sites represented publically controlled land and shared general attributes of being basically viable for the project, having reasonable access and some potential for future retail development.

After considering each of the sites and discussing pros and cons, CFAB unanimously endorsed Wright Park as the recommended site for the new regional aquatics park.

Justification: The Wright Park site becomes the recommended solution for a number of reasons. Although each of the sites were on publicly controlled land, Wright Park was one of two locations that had adequate space and wouldn't require any additional acquisition.

Wright Park is also the best situated to serve the youth of this community. Walk out data provided by USD 443 shows that Wright Park has three times the number of school age children within walking distance as compared to the other sites. Even though this facility will serve as an attraction and a draw for out of town guests and tourists, it's also important to provide a site easily accessible to local clientele.

Finally, this site provides a greater opportunity to spur retail development and encourage expansion. With its proximity to downtown, the traffic and energy this facility generates will be a stimulus to retailers in the area.

Importantly, the City has already been approached by a hotel developer who has provided a letter of interest in constructing a new hotel in proximity to the aquatics park provided it's located in the downtown area. Preliminary efforts have already begun to review and study site considerations and land use options that build a public/private partnership and create an attraction that draws people to the community and enhances the local economy.

Financial Considerations: Because this site has adequate space to construct the aquatics park and potential hotel, there are no additional acquisition costs that are required with this project site. Also all necessary utility services are in close proximity and there will not be any costs associated with extending services to the site.

Legal Considerations: Two factors will have to be mitigated with the proposed location, both involving Federal agencies. First, with the assistance of the Corp of Engineers, a drainage structure was installed in the Wright Park area in the mid 70's. An agreement with the Corp will be required to relocate or modify the existing structure to accommodate the aquatics park. Contact has been made with that agency and efforts are already underway to provide that fix.

Secondly, one of the potential hotel sites includes a small section of Wright Park. Because Wright Park was improved using the Land and Water Conservation Fund in the early 80's, approval is needed from Kansas Wildlife and Park and the National Park Service to remove that portion from the LWCF project and permit the new development. There is a defined process for this type of conversion and initial contacts have been made to resolve that issue as well.

Attachments: Wright Park Aerial View



NOTES

1. Existing detention basin. (City owned).
2. Proposed removal and relocation of City Public Works.
3. Existing Zoo (60K/year).
4. Existing events pavilion. (City owned).
5. New public parking lot. (Some are contracted w/private company).
6. Existing hardware store. Potential hotel site.
7. Proposed Water Park location.

LEGEND

- Photos Key
- Private Property
- Proposed Water Park (Private Property)
- Proposed Water Park
- Proposed Removal and Relocation
- Property Line
- Traffic Count - Cars/Day



Wright Park Zoo Entrance



New Bridge Looking South to Pavilion



Pavilion



Pavilion Interior



Pavilion Looking South



Pavilion



Pavilion Looking South



New Sidewalk Parking



Wright Park Looking East



New Parking Lot



New Parking Lot



New Improvements



Wright Park Parking Lot Looking South



Wright Park Site - Existing Public Works



Property Looking Southeast



Wright Park Site - Grain Elevator North of Lot



Wright Park Site



Wright Park Site



Wright Park Site Culverts and Detention



Wright Park Site - Looking Northwest at Existing Public Works Building and Lot

SITES

- 1. Wright Park
- 2. All 4 Fun
- 3. Legends Recreational Facility
- 4. Manor of The Plains/Saint Mary Campus
- 5. Comanche & Johnson



Site Reference Photos - Wright Park

Dodge City Water Park | Plan Development Study
November 22, 2013

