

# **CITY COMMISSION MEETING AGENDA**

City Hall Commission Chambers

Monday, October 20, 2014

7:00 p.m.

MEETING #4977

## **CALL TO ORDER**

## **ROLL CALL**

**INVOCATION** by Pastor Jason Sperling, Inter-Minister

## **PLEDGE OF ALLEGIANCE**

## **PETITIONS & PROCLAMATIONS**

**VISITORS** (Limit of five minutes per individual and fifteen minutes per topic. Final action may be deferred until the next City Commission meeting unless an emergency situation does exist).

## **CONSENT CALENDAR**

1. Approval of City Commission Meeting Minutes October 6, 2014;
2. Approval of Joint City/County Commission Meeting, October 13, 2014;
3. Appropriation Ordinance No. 20, October 20, 2014;
4. Cereal Malt Beverage License:
  - (a) Presto #1624, 2615 E. Trail St
  - (b) Presto # 1625, 609 S. 2<sup>nd</sup> Avenue
6. Approve Change Order No. 1 for 2014 Trail Street Asphalt Mill & Overlay
7. Approve Supplemental Agreement No. 4 with PEC for Reclamation Plant.

## **ORDINANCES & RESOLUTIONS**

**Resolution No. 2014-24:** A Resolution Authorizing the offering for Sale of General Obligation Bonds, Series 2014-A, of the City of Dodge City, Kansas. Report by Director of Finance, City Clerk, Nannette Pogue.

## **UNFINISHED BUSINESS**

## **NEW BUSINESS**

1. Approval of Contract with “Architect, Bruce Glass” for the CDBG Project, Report by Dodge City/Ford County Development Corp. Special Projects Asst. Leslie Lomas.
2. Approval of Bids for Convention Visitors Bureau Vehicle. Report by Director of Administration, Ryan Reid.
3. Approval of Love’s Travel Center Plat. Report by Director of Developmental Services, Dennis Veatch.
4. Approval of Brick Street Repair Bids. Report by Director of Engineering Services, Ray Slattery.

## **ADJOURNMENT**

# **CITY COMMISSION MEETING MINUTES**

City Hall Commission Chambers

Monday, October 6, 2014

7:00 p.m.

MEETING #4974

## **CALL TO ORDER**

**ROLL CALL:** Mayor Brian Delzeit, Commissioners, Jan Scoggins, Rick Sowers, Joyce Warshaw. Kent Smoll was reported absent.

**INVOCATION** by Dr David Burkall of Jesus Christ of Latter Day Saints

## **PLEDGE OF ALLEGIANCE**

## **PETITIONS & PROCLAMATIONS**

Proclamation for Domestic Violence Awareness Month. Tina Gerber spoke in support of the Proclamation as a rural advocate and Crisis Center Shelter Manager. 514 clients were served by the Crisis Center in the area last year. The Crisis Center helps survivors of domestic violence. Many activities will be held in Dodge City during the month of October. Thursday at Wright Park will be a balloon launch. At the October 24 High School home football game, the football team and cheer leaders will be participating in activities... On Oct 25 there will be a tennis tournament at the Country Club. Clothesline project is also on display for domestic awareness month. Encourage citizens that if they see something, speak up.

**VISITORS (Limit of five minutes per individual and fifteen minutes per topic. Final action may be deferred until the next City Commission meeting unless an emergency situation does exist).**

Cathy Reeves Director of Dodge City Public Library gave Quarterly Update

## **CONSENT CALENDAR**

1. Approval of City Commission Work Session Minutes, September 15, 2014;
2. Approval of City Commission Meeting Minutes September 15, 2014;
3. Approval of City Commission Special Meeting, September 22, 2014;
4. Appropriation Ordinance No. 19, October 6, 2014;
5. Cereal Malt Beverage License:
  - (a) Valeria Garcia, 307 Military Avenue
  - (b) Kate's, 305 E. Trail St.
6. Approve Change Order No. 1 of the Thurow Park Asphalt Placement.

Commissioner Jan Scoggins moved to approve the Consent Calendar as presented; Commissioner Joyce Warshaw seconded the motion. The motion carried 4-0.

#### **ORDINANCES & RESOLUTIONS**

**Ordinance No. 3590:** An Ordinance of the City of Dodge City, Kansas Amending the Official Zoning Map of the City, changing the Property Known as the South 180 Feet of Tract 4, Cecil's Tracts from C-2, and Commercial Highway to R-S, Residential Suburban was approved on a motion by Commissioner Brian Delzeit, seconded by Commissioner Jan Scoggins. Motion carried 4-0

**Ordinance No. 3591:** An Ordinance of the City of Dodge City, Kansas Amending the Official Zoning Map of the City, Changing the Zoning to C-1, Commercial Downtown for an Area Bounded by Second Avenue and Fifth Avenue between the Railroad Tracks and Wright Park was approved contingent upon a development agreement on a motion by Commissioner Jan Scoggins, seconded by Commissioner Joyce Warshaw. Motion carried 4-0.

**Ordinance No. 3592:** An Ordinance of the City of Dodge City, Kansas Amending the Official Zoning Map of the City, Changing the Zoning from R-2, Residential Medium Density to C-2, and Commercial Highway for an Area Located in the Southwest Corner of Wright Park contingent upon a development agreement and application for conditional use permit was approved on a motion by Commissioner Rick Sowers, seconded by Commissioner Joyce Warshaw. Motion carried 4-0.

**Ordinance No. 3593:** An Ordinance Authorizing the City of Dodge City, Kansas to Issue its Industrial Revenue Bonds, Series 2014 (Dodge City Community College Activity Center) for the Purpose of the Acquisition Construction and Equipping a Community Events Center and Recreational Facility; and Authorizing Certain Other Documents and Actions in Connection Therewith was approved on a motion by Commissioner Jan Scoggins, seconded by Commissioner Brian Delzeit. Motion carried 4-0.

#### **UNFINISHED BUSINESS**

#### **NEW BUSINESS**

1. Commission Rick Sowers moved to approve a bid from FC Industries in the amount of \$40,888 to purchase a new Crematory for the Dodge City Animal Shelter. Commissioner Jan Scoggins seconded the motion. Motion carried 4-0.
2. Commissioner Joyce Warshaw moved to approve the Grant Agreement between the State of Kansas Department of Commerce and the City of Dodge City for the CDBG Commercial Rehab Grant. Commissioner Jan Scoggins seconded the motion. Motion carried 4-0.

**OTHER BUSINESS**

City Manager, Cherise Tieben:

- A retired Firefighter, Tim Wolfe, passed away recently. Our sympathies go out to the family;
- The DCCC meeting will be at the Little Theater at 6:00 p.m.;
- Nannette, Paul, Ken and Cherise will be in Topeka on Wednesday to be meeting with Department of Commerce Personnel;
- Hispanic Leadership program on October 10;
- October 13 Joint meeting with the County at City Hall;
- October 20 Regular City Commission meeting;
- October 23 Special City Commission meeting;
- October 29 Black Hills meeting;
- Economic Outlook Conference on October 30.

Commissioner, Jan Scoggins:

- Thanked the audience in attendance and the audience watching television for their interest in the business of the City.
- Publicly acknowledged all of the activities at the United Wireless Arena and thanked the new Director who is doing a great job and is very positive. Can get a season pass for the ice skating.

Commissioner, Rick Sowers

Commissioner, Joyce Warshaw:

- Read to your children

Mayor, Brian Delzeit:

- Shop local and shop often

**ADJOURNMENT**

Commissioner Jan Scoggins moved to adjourn the meeting; Commissioner Joyce Warshaw seconded the motion. The motion carried 4-0.

**Joint City/County Commission Meeting Minutes**  
**Monday, October 13, 2014**  
**City Hall Commission Chambers**  
**6:00 PM**  
**Meeting # 7975**

**CALL TO ORDER**

*City of Dodge City:* Mayor Brian Delzeit, Commissioners Kent Smoll, Jan Scoggins, Rick Sowers and Joyce Warshaw.

*Ford County:* Chairman Chris Boys, Commissioners Danny Gillum and Shawn Tasset.

**Reports:**

1. Update for Western State Bank Expo was given by WSB Expo Manager-Danielle Crouch

*Ford County Action:* Commissioner Shawn Tasset moved to forward the Expo Center Expansion proposal submitted by Danielle Crouch to the CFAB for them to consider as a project. Commissioner Danny Gillum seconded the motion. The motion carried 3-0.

2. Update for Tourism Task Force was given by Tourism Task Force Chairman-Duane Ross

**NEW BUSINESS:**

1. 2015 “Why Not Dodge” Sales Tax Budget was presented and report given by City Finance Director/ City Clerk, Nannette Pogue.

*City action:* Commissioner Rick Sowers moved to approve Why Not Dodge Sales Tax Budget. Commissioner Kent Smoll seconded the motion. The motion carried unanimously.

*County Action:* Commissioner Danny Gillum moved to approve Why Not Dodge Sales Tax Budget. Commissioner Shawn Tasset seconded the motion. The motion carried unanimously.

2. Director of Parks and Recreation, Paul Lewis gave update on RFP for Design of Aquatics Park.

3. Director of Parks and Recreation, Paul Lewis gave update on United Wireless Arena RFQ.

**Upcoming Meetings:**

1. November 10, 2014 - Joint Commission Meeting - City Commission Chambers, City Hall

2. December 10, 2014 - Joint Commission Meeting - Rose Room, Ford County Government Center.

**Adjournment**

**City action:** Commissioner Jan Scoggins moved and Commissioner Joyce Warshaw seconded the motion to adjourn the meeting. The motion carried unanimously.

**County Action:** Commissioner Chris Boys moved and Commissioner Danny Gillum seconded the motion to adjourn the meeting. The motion carried unanimously.

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Mayor

ATTEST:

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Nannette Pogue, City Clerk

# CORPORATE APPLICATION FOR LICENSE TO SELL CEREAL MALT BEVERAGES

(This form has been prepared by the Attorney General's Office)

City or  County of Dodge City

## SECTION 1 – LICENSE TYPE

Check One:  New License  Renew License  Special Event Permit

Check One:

License to sell cereal malt beverages for consumption on the premises.

License to sell cereal malt beverages in original and unopened containers and not for consumption on the licensed premises.

## SECTION 2 – APPLICANT INFORMATION

Kansas Sales Tax Registration Number (required): 004-561574463F-01

Name of Corporation The Pantry, Inc.		Principal Place of Business Cary, NC	
Corporation Street Address 305 Gregson Drive		Corporation City Cary	State NC
			Zip Code 27511
Date of Incorporation 07/13/1987		Articles of Incorporation are on file with the Secretary of State.	
		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Resident Agent Name Jason Railsback		Phone No. 620-253-8453	
Residence Street Address 2700 1/2 East Trail Street		City Dodge City	State KS
			Zip Code 67801

## SECTION 3 – LICENSED PREMISE

Licensed Premise (Business Location or Location of Special Event)	Mailing Address (If different from business address)
DBA Name Presto#1624	Name The Pantry, Inc.
Business Location Address 2615 E. Trail Street	Address PO Box 8019/Attn:License Dept.
City Dodge City	City Cary
State KS	State NC
Zip 67801	Zip 27512
Business Phone No. 620-227-2625	<input checked="" type="checkbox"/> Applicant owns the proposed business or special event location. <input type="checkbox"/> Applicant does not own the proposed business or event location.
Business Location Owner Name(s) The Pantry, Inc.	

## SECTION 4 – OFFICERS, DIRECTORS, STOCKHOLDERS OWNING 25% OR MORE OF STOCK

List each person and their spouse, if applicable. Attach additional pages if necessary.

Name Dennis G. Hatchell		Position CEO		Date of Birth 04/06/49	
Residence Street Address 1875 Runnymede Road		City Winston Salem	State NC	Zip Code 27104	
Spouse Name Marjorie T. Hatchell		Position		Date of Birth 07/23/50	
Residence Street Address 1875 Runnymede Road		City Winston Salem	State NC	Zip Code 27104	
Name Beverly C. Preslar		Position CFO		Date of Birth 07/10/54	
Residence Street Address 304 Michelangelo Way		City Cary	State NC	Zip Code 27518	
Spouse Name Carol Robinson Preslar		Position		Age 7/30/1955	
Residence Street Address 304 Michelangelo Way		City Cary	State FL	Zip Code 27518	
Name Berry L. Epley		Position VP Corporate Controller		Date of Birth 02/27/66	
Residence Street Address 3365 Seven Lakes West		City West End	State NC	Zip Code 27376	
Spouse Name Kimothy Epley		Position		Age 12/21/66	
Residence Street Address 3365 Seven Lakes West		City West End	State NC	Zip Code 27376	

# CORPORATE APPLICATION FOR LICENSE TO SELL CEREAL MALT BEVERAGES

(This form has been prepared by the Attorney General's Office)

City or  County of Dodge City

<b>SECTION 1 – LICENSE TYPE</b>	
Check One: <input type="checkbox"/> New License <input checked="" type="checkbox"/> Renew License <input type="checkbox"/> Special Event Permit	
Check One:	
<input type="checkbox"/> License to sell cereal malt beverages for consumption on the premises.	
<input checked="" type="checkbox"/> License to sell cereal malt beverages in original and unopened containers and not for consumption on the licensed premises.	

<b>SECTION 2 – APPLICANT INFORMATION</b>			
Kansas Sales Tax Registration Number (required): 004-561574463F-01			
Name of Corporation The Pantry, Inc.		Principal Place of Business Cary, NC	
Corporation Street Address 305 Gregson Drive		Corporation City Cary	State NC
Date of Incorporation 07/13/1987		Articles of Incorporation are on file with the Secretary of State. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Resident Agent Name Jason Railsback		Phone No. 620-253-8453	
Residence Street Address 2700 1/2 East Trail Street		City Dodge City	State KS
		Zip Code 67801	

<b>SECTION 3 – LICENSED PREMISE</b>			
Licensed Premise (Business Location or Location of Special Event)		Mailing Address (If different from business address)	
DBA Name Presto#1625		Name The Pantry, Inc.	
Business Location Address 609 S. 2nd Avenue		Address PO Box 8019/Attn:License Dept.	
City Dodge City	State KS	City Cary	State NC
Zip 67801		Zip 27512	
Business Phone No. 620-227-2692		<input checked="" type="checkbox"/> Applicant owns the proposed business or special event location. <input type="checkbox"/> Applicant does not own the proposed business or event location.	
Business Location Owner Name(s) The Pantry, Inc.			

<b>SECTION 4 – OFFICERS, DIRECTORS, STOCKHOLDERS OWNING 25% OR MORE OF STOCK</b>			
List each person and their spouse, if applicable. Attach additional pages if necessary.			
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Residence Street Address 1875 Runnymede Road		City Winston Salem	State NC
		Date of Birth 04/06/49	Zip Code 27104
Spouse Name Marjorie T. Hatchell		Position	
Residence Street Address 1875 Runnymede Road		City Winston Salem	State NC
		Date of Birth 07/23/50	Zip Code 27104
Name Beverly C. Preslar		Position CFO	
Residence Street Address 304 Michelangelo Way		City Cary	State NC
		Date of Birth 07/10/54	Zip Code 27518
Spouse Name Carol Robinson Preslar		Position	
Residence Street Address 304 Michelangelo Way		City Cary	State FL
		Age 7/30/1955	Zip Code 27518
Name Berry L. Epley		Position VP Corporate Controller	
Residence Street Address 3365 Seven Lakes West		City West End	State NC
		Date of Birth 02/27/66	Zip Code 27376
Spouse Name Kimothy Epley		Position	
Residence Street Address 3365 Seven Lakes West		City West End	State NC
		Age 12/21/66	Zip Code 27376

## Memorandum

*To: City Manager  
City Commissioners*  
*From: Ray Slattery, P.E. *  
*Director of Engineering Services*  
*Date: October 10, 2014*  
*Subject: 2014 Trail Street Asphalt Mill &  
Overlay (ST 1402)*  
*Agenda Item: Consent Calendar*

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**Recommendation:** Approve Change Order No. 1 for 2014 Trail Street Asphalt Mill & Overlay

**Background:** 2014 Trail Street Asphalt Mill & Overlay was approved by the Commission on June 2, 2014

**Justification:** Asphalt Partial Depth Patching — This bid item was deleted from the contract. No patching was required as part of the project.

Full Depth Asphalt Patching — This bid item was deleted from the contract. No patching was required as part of the project.

Asphalt Overlay — HMA Commercial Grade Class A (3 ") — The deletion of 144 tons of asphalt represent actual field measurements /weigh tickets. The reason for the under run was an over estimation/rounding of quantities in the design stage of this project. The average placed thickness calculates to be greater than 2 15/16 ".

**Financial Considerations:** Change Order No. 1 is for a decrease of \$12,146.00

**Purpose/Mission:** One of the City's core values in Ongoing Improvements. With the construction of these improvements the City is preparing for the community's future and providing new possibilities for current and future citizens of our community.

**Legal Considerations:** N/A

**Attachments:** Change Order No. 1



# Memorandum

*To: City Manager  
City Commissioners*  
*From: Ray Slattery, P.E.   
Director of Engineering Services*  
*Date: October 16, 2014*  
*Subject: Supplemental Agreement No. 4  
with PEC*  
*Agenda Item: Consent Calendar*

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**Recommendation:** Approve Supplemental Agreement No. 4 with PEC on the design and inspection of the Reclamation Plant, associated sewer lines, Golf Course Irrigation Project and the improvements to the Primary Pump Station (Screening Building). There is not additional costs associated with this Supplemental Agreement, just the reallocation of funds.

**Background:** Six years ago the City entered into a contract with PEC to design and inspect the construction of the new Reclamation Plant and all the sewer lines associated with the plant. The city received favorable bids and construction was completed sooner than anticipated; therefore funds were available for two other projects, Golf Course Irrigation (to use the reclaimed water) and the Screening Building at the Primary Pump Station. All though the total funds available have not been expended per the PEC Contract some funds per section of the contract will be over the contract amount.

**Justification:** The PEC Contract was necessary to expand and upgrade several sewer infrastructure projects. These projects have made it possible for future growth of the community.

**Financial Considerations:** No additional financial considerations per this Supplemental Agreement.

**Purpose/Mission:** To provide quality improvements that enhance existing operation, we not only extend the lifetime of existing equipment, but also lower the day-to-day operating costs.

**Legal Considerations:** None

**Attachments:** Supplemental Agreement No. 4

Supplemental Agreement No. 4

to

Agreement Dated November 17, 2008

With City of Dodge City

PEC Project No. 34-08827-1009

Project Description: Dodge City Wastewater System Improvements

This Supplemental Agreement modifies the referenced Agreement, and previous Supplemental Agreements as may be noted herein.

MODIFICATION TO SCOPE

1. See Attached.

TIME OF PERFORMANCE

- No Change.
- An additional \_\_\_\_\_ calendar days are added making the total \_\_\_\_\_ calendar days.
- The completion date shall be \_\_\_\_\_

AUTHORIZATION TO PROCEED

- We will consider this Supplemental Agreement accepted and proceed with the work specified herein unless otherwise instructed by return facsimile within \_\_\_\_\_ (hours)(calendar days).
- Return receipt of this executed Supplemental Agreement will be considered our authorization to proceed.

ACCEPTED:

PROFESSIONAL ENGINEERING  
CONSULTANTS, P.A.

By: 

Title: Principal

Date: 12/2/14

\_\_\_\_\_

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

Title: \_\_\_\_\_

Date: \_\_\_\_\_

SUPPLEMENTAL AGREEMENT NO. 4  
MODIFICATION TO PAYMENT PROVISIONS (34-08827-1009)

Revise Article IV. Payment Provisions as follows:

A. Payment to the ENGINEER for performance of the specified services shall be based upon Standard Hourly Rates (Exhibit C) plus reimbursable expenses, billed at cost, for a total not to exceed the aggregate total of the following:

1. Task 100 thru Task 104		\$148,000.00
2. Task 200 thru Task 205	Phase 1 WWTP & Reuse Collection System	\$1,267,000.00 \$341,757.00
3. Task 300 thru Task 301		\$32,500.00
4. Task 400	Phase 1 WWTP & Reuse Collection System	\$213,125.00 \$25,000.00
5. Task 401	Phase 1 WWTP & Reuse Collection System	\$610,618.00 \$171,000.00
6. Task 402		\$85,000.00
7. Task 403		\$40,000.00
<hr/>		
Aggregate Total		\$2,934,000.00

## *Memorandum*

*To: Cherise Tieben City Manager*  
*From: Nannette Pogue*  
*Date: October 14, 2014*  
*Subject: Resolution No. 2014-24*  
*Agenda Item: Ordinances and Resolutions*

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**Recommendation:** I recommend the City Commission approve Resolution No. 2014-24

**Background:** Resolution No. 2014-24 is a resolution that offers for sale general obligation bonds, series 2014-A of the City of Dodge City.

Included in this offering will be bonds to retire Temporary Notes that were issued in 2012 for Candletree Addition, Unit Five infrastructure improvements. The par amount of the bonds will be \$680,000. This will retire the temporary notes, as well as fund the interest on the temporary notes and cost of issuance. Earlier this year, the City Commission approved and conducted all the proceedings necessary for special assessments in this development.

**Justification:** The Temporary Notes mature December 1, so the General Obligation Bonds will retire these notes. The City is offering for sale the bonds and approving the Preliminary Official Statement so that the underwriter can take the bonds to the market.

**Financial Considerations:** The bonds will mature over 15 years.

**Purpose/Mission:** We strive for high service and performance standards

**Legal Considerations:** Legal obligations fulfilled by authorizing resolution.

**Attachments:** Resolution No. 2014-24

**RESOLUTION NO. 2014-24**

**A RESOLUTION AUTHORIZING THE OFFERING FOR SALE OF GENERAL OBLIGATION BONDS, SERIES 2014-A, OF THE CITY OF DODGE CITY, KANSAS.**

**WHEREAS**, the City of Dodge City, Kansas (the “Issuer”), has previously authorized certain internal improvements described as follows (the “Improvements”):

<u>Project Description</u>	<u>Res. No.</u>	<u>Authority</u>	<u>Project Cost</u>
Candletree Addition, Unit Five – Street, Sewer, Water and Drainage Improvements	2012-17	K.S.A. 12-6a01 <i>et seq.</i>	\$625,756.90

**WHEREAS**, the Issuer desires to issue its general obligation bonds in order to permanently finance the costs of such Improvements and to retire the following temporary notes of the Issuer, which were issued to temporarily finance a portion of the costs of the Improvements (the “Notes”):

<u>Series</u>	<u>Dated Date</u>	<u>Maturity Date</u>	<u>Original Amount</u>	<u>Outstanding Amount</u>
2012-1	December 18, 2012	December 1, 2014	\$630,000	\$630,000

**WHEREAS**, the Issuer proposes to issue its general obligation bonds to pay the costs of the Improvements and to retire the Notes; and

**WHEREAS**, the Issuer has selected the firm of Stifel, Nicolaus & Company, Inc., Wichita, Kansas (the “Purchaser”), as underwriter for one or more series of general obligation bonds of the Issuer in order to provide funds to permanently finance the Improvements and retire the Notes; and

**WHEREAS**, the Issuer desires to authorize the Purchaser to proceed with the offering for sale of said general obligation bonds and related activities; and

**WHEREAS**, one of the duties and responsibilities of the Issuer is to prepare and distribute a preliminary official statement relating to said general obligation bonds; and

**WHEREAS**, the Issuer desires to authorize the Purchaser, in conjunction with the Director of Finance and Gilmore & Bell, P.C., Wichita, Kansas (“Bond Counsel”), to proceed with the preparation and distribution of a preliminary official statement and all other preliminary action necessary to sell said general obligation bonds; and

**WHEREAS**, due to the volatile nature of the municipal bond market and the desire of the Issuer to achieve maximum benefit of timing of the sale of said general obligation bonds, the governing body desires to authorize the Mayor to confirm the sale of such general obligation bonds, if necessary, prior to the next meeting of the governing body to adopt the necessary ordinance and resolution providing for the issuance thereof.

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF DODGE CITY, KANSAS, AS FOLLOWS:**

**Section 1.** The Purchaser is hereby authorized to proceed with the offering for sale of the Issuer's General Obligation Bonds, Series 2014-A (the "Bonds") in accordance with the presentation made by the Purchaser. The offering for sale of the Bonds shall be accomplished in consultation with the City Manager, Director of Finance, Bond Counsel and the Purchaser. The offering for sale of the Bonds, the pricing of the Bonds and the structuring of the repayment terms of the Bonds shall be determined by the Issuer's Director of Finance. The confirmation of the sale of the Bonds shall be subject to publication of a notice of intent to sell the Bonds as hereinafter set forth, the execution of a bond purchase agreement between the Purchaser and the Issuer (the "Bond Purchase Agreement") in a form approved by Bond Counsel and the City Attorney, the passage of an ordinance and adoption of a resolution by the governing body of the Issuer authorizing the issuance of the Bonds and the execution of various documents necessary to deliver the Bonds. The Mayor is hereby authorized to execute the Bond Purchase Agreement subject to the following parameters: (a) the principal amount of the Bonds shall not exceed \$690,000; and (b) the true interest cost ("TIC") of the Bonds shall not exceed 3.20%. Prior to the execution of the Bond Purchase Agreement, the Director of Finance, in conjunction with Bond Counsel, shall publish a Notice of Intent to Seek Private Placement relating to the Bonds in a newspaper of general circulation in Ford County, Kansas, and the *Kansas Register*.

**Section 2.** The Purchaser, in conjunction with the Director of Finance and Bond Counsel, is hereby authorized to cause to be prepared a Preliminary Official Statement relating to the Bonds. The Issuer hereby consents to the use and public distribution by the Purchaser of the Preliminary Official Statement in connection with the offering for sale of the Bonds.

**Section 3.** The Mayor and Director of Finance are each hereby authorized to approve the form of said Preliminary Official Statement and to execute the "Certificate Regarding Preliminary Official Statement" in substantially the form attached hereto as *Exhibit A* as approval of the Preliminary Official Statement, such official's signature thereon being conclusive evidence of such official's and the Issuer's approval thereof.

**Section 4.** The Issuer agrees to provide to the Purchaser within seven business days of the date of the purchase contract for the Bonds or within sufficient time to accompany any confirmation that requests payment from any customer of the Purchaser, whichever is earlier, sufficient copies of the final Official Statement to enable the Purchaser to comply with the requirements of Rule G-32 of the Municipal Securities Rulemaking Board.

**Section 5.** The Mayor, City Manager, Director of Finance, and the other officers and representatives of the Issuer, the Purchaser and Bond Counsel are hereby authorized and directed to take such other action as may be necessary to carry out the sale of the Bonds. Such officials are also directed and authorized to make provision for payment of the Notes from proceeds of the Bonds and other available funds, if any.

**Section 6.** This Resolution shall be in full force and effect from and after its adoption.

[BALANCE OF THIS PAGE INTENTIONALLY LEFT BLANK]

**ADOPTED** by the governing body on October 20, 2014.

(SEAL)

ATTEST:

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Mayor

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Clerk

**EXHIBIT A**

**CERTIFICATE REGARDING  
PRELIMINARY OFFICIAL STATEMENT**

October \_\_\_\_, 2014

To:

Re: City of Dodge City, Kansas, General Obligation Bonds, Series 2014-A

The undersigned are the duly acting Mayor and Director of Finance of the City of Dodge City, Kansas (the "Issuer"), and are authorized to deliver this Certificate to the addressee (the "Purchaser") on behalf of the Issuer. The Issuer has previously caused to be delivered to the Purchaser copies of the Preliminary Official Statement (the "Preliminary Official Statement") relating to the above-referenced bonds (the "Bonds").

To the knowledge of the Issuer, the information contained in the Preliminary Official Statement, other than the sections entitled "The Depository Trust Company," "Bond Ratings," "Legal Matters," "Tax Matters," and *Appendices B* and *C*, for which the Issuer expresses no opinion, and except for the omission of certain information such as offering prices, interest rates, selling compensation, aggregate principal amount, principal per maturity, delivery dates, ratings and other terms of the Bonds depending on such matters, is true in all material respects, does not contain any untrue statement of a material fact and does not omit to state a material fact necessary in order to make the statements made, in the light of the circumstances under which they were made, not misleading.

**CITY OF DODGE CITY, KANSAS**

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

By: \_\_\_\_\_  
Title: Director of Finance

**NOTICE OF INTENT TO SEEK PRIVATE PLACEMENT**

**CITY OF DODGE CITY, KANSAS  
GENERAL OBLIGATION BONDS, SERIES 2014-A**

Notice is hereby given that the City of Dodge City, Kansas (the “Issuer”) proposes to seek a private placement of the above-referenced bonds (the “Bonds”). The maximum aggregate principal amount of the Bonds shall not exceed \$690,000. The proposed sale of the Bonds is in all respects subject to approval of a bond purchase agreement between the Issuer and the purchaser of the Bonds and the passage of an ordinance and adoption of a resolution by the governing body of the Issuer authorizing the issuance of the Bonds and the execution of various documents necessary to deliver the Bonds.

DATED: October 20, 2014.

Nannette Pogue, Clerk/Director of Finance

**KANSAS REGISTER**

DOCUMENT NO. \_\_\_\_\_

(Above space for Register Office Use)

Submission Form  
Municipal Bond Sale Notice  
(K.S.A. 10-106 as amended)

TITLE OF DOCUMENT: NOTICE OF INTENT TO SEEK PRIVATE PLACEMENT  
Re: City of Dodge City, Kansas, General Obligation Bonds, Series 2014-A,  
Dated December 1, 2014.

NUMBER OF PAGES: 1 DESIRED PUBLICATION DATE: OCTOBER 30, 2014

BILL TO: Nannette Pogue, Clerk  
City Hall, 806 2nd Avenue, P.O. Box 880, Dodge City,  
Kansas 67801

Please forward 3 Affidavits of Publication of same to Ms. Robyn  
R. Dunlap, Gilmore & Bell, P.C., 100 North Main, Suite 800,  
Wichita, KS 67202 at your earliest opportunity.

Any questions regarding this document should be directed to:

NAME \_\_\_\_\_ PHONE \_\_\_\_\_ (316) 267-2091 \_\_\_\_\_

Certification

I hereby certify that I have reviewed the attached and herein described document, and that it conforms to all applicable **Kansas Register** publication guidelines. I further certify that submission of this item for publication in the **Kansas Register** is authorized by the municipality which has issued the notice.

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Typed Name of Signer

\_\_\_\_\_  
Position

TRANSMIT TO: Kansas Register; Secretary of State; State Capitol, Topeka, KS 66612  
PHONE: (785) 296-3489; FAX: (785) 291-3051; EMAIL: [nancyr@kssos.org](mailto:nancyr@kssos.org)

THIS SPACE FOR REGISTER OFFICE USE ONLY

## Memorandum

*To: City Commissioners  
City Manager*

*From: Leslie Lomas  
Housing & Neighborhood  
Development Coordinator*

*Date: 10-20-14*

*Subject: Agreement Between Owner and  
Architect for CDBG Commercial  
Rehab Grant*

*Agenda Item: New Business*

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**Recommendation:** Staff recommends the approval of the Agreement Between Owner and Architect for the CDBG Commercial Rehab Grant between the City of Dodge City and The Architect, Bruce Glass for architect services for the CDBG Grant.

**Background:** The City of Dodge City applied for a Community Development Block Grant for Commercial Rehab in the amount of \$190,649.25. We were notified on July 16, 2014, that we were awarded \$190,649.25 for this grant. The grant applied for was for restoration of the historic Dodge City Municipal Building atop Boot Hill, that will consist of restoring the exterior of the building to include repair and re-point exterior masonry, repair of entire tile roof and abating asbestos throughout the entire building. Once this project is complete, it will allow Boot Hill Distillery to move forward with its Business Plan consisting of the a distillery, tasting room and gift shop, along with meeting and event space. The attached agreement outlines the agreement and responsibilities of the City of Dodge City and of the Architect, Bruce Glass, to carry out the grant.

**Justification:** To commence with downtown commercial rehabilitation in Dodge City using Community Development Block funds.

**Financial Considerations:** The City time will be spent by the Code Enforcement Officer, the Inspection Department and Finance Department to carry out the requirements of the grant.

**Purpose/Mission:** To enhance the historic downtown area of Dodge City.

**Legal Considerations:** All legal requirements are met or will be met during the course of the grant.

**Attachments:** Agreement between the City of Dodge City and The Architect, Bruce Glass.

**AGREEMENT BETWEEN OWNER AND ARCHITECT  
FOR COMMUNITY DEVELOPMENT BLOCK  
COMMERCIAL REHABILITATION GRANT**

This is an agreement as of October 15, 2014, between The City of Dodge City (Owner) and The Architect, Bruce Glass (Architect).

The Scope of the project covered by the grant request includes:

A. Spanish Tile Roof

The Spanish tile roof which is made of clay is experiencing extreme deterioration in the underlayment particularly in the stairwell and bell tower area as well as in various locations on the roof. The large hole in the stairwell and bell tower area is allowing moisture to infiltrate the building. The underlayment in this particular area is so weak and deteriorated that it is on the verge of collapsing creating a considerable risk to public safety as well as a code violation.

The proposed methods and materials to rehabilitate the dilapidated Spanish tile roof includes:

- Removing all existing roof tile and roof accessories (ridge caps, end closures, and rake trim) and salvage all materials on pallets at job site.
- Removing all existing underlayment.
- Inspecting decking and replace any damaged decking.
- Installing new metal and tile underlayment.
- Installing existing and new as needed, copper flashing and copper in edge detail and valleys.
- Re-installing existing roof tiles and roof accessories (ridge caps, end closures, and rake trim).
- Complete all work per the Secretary of Interior Standards for Rehabilitation for Historic Buildings.

B. Brick Masonry

The existing brick masonry wall which is adjacent to the northwest entrance of the building is in grave disrepair. The facing of the brick is disintegrating and there are voids or defective bricks in several locations. The brick is peeling away at a rapid rate therefore endangering the building. If left unrepaired the deterioration will result in the wall collapsing to the outside of the building causing a great risk to public safety as well as a serious code violation. In addition, repointing of the brick masonry is required at various elevations on the exterior of the building.

The proposed methods and materials to rehabilitate the brick masonry includes:

- Washing all brick surfaces to remove existing stains, dirt and debris with low pressure water.
- Inspecting all mortar joints.
- Cutting back defective mortar joints (experiencing voids, openings or defects) to ¼ inch depth.
- Cleaning out defective joints with air or water to remove any loose residue.
- Repointing defective joints with Type “N” masonry pointing mortar, colored and tooled to match the adjacent joints in appearance as close as possible.
- Cutting out and replacing broken bricks with bricks matching the original size, color and texture as closely as possible.
- Removing existing fill materials around the perimeter of the window and door frames (masonry and frame joints).
- Cleaning all residue in the perimeter of the window and door frames and refilling the area with a material appropriate for historic masonry.
- Complete all work per the Secretary of Interior Standards for Rehabilitation for Historic Buildings.

#### C. Asbestos

Three different types of linoleum flooring located at various points throughout the former Dodge City Municipal building were identified as non-friable asbestos containing materials (ACM) during the assessment performed by iSi Environment. In addition, thermal system insulation (TSI) including straight runs mudded joint fittings, boiler stack insulation was identified in the garage (former fire station), basement and tunnel. Asbestos fibers are a known human carcinogen and therefore pose a significant risk to public health. Lung cancer, mesothelioma (cancer of the chest cavity lining) and asbestosis (a fibrotic scarring of lung tissue) have been proven to result from asbestos exposure (<http://dnr.wi.gov/topic/demo/asbestos.html>, 2014).

The proposed Abatement of Asbestos includes:

- All work will be performed by a certified asbestos abatement contractor and will be done in accordance with all federal, state and local laws.
- All equipment used will comply with the U.S. Occupational Safety and Health Administration (OSHA) standards.
- The portion of the building where the asbestos removal is occurring shall be isolated with sheets of plastic.

- All workers will utilize throwaway protective suits to prevent contamination.
- All asbestos-containing materials will be bagged in plastic.
- Proper disposal of the hazardous materials will be arranged.
- An inspector will perform air-monitoring of the site throughout the project.

The Architect is responsible for preparing bid packets and distribution. These three services will be bid as separate projects and must bid same scope of work as set out above. Bids packets must be sent to DBE (Disadvantaged Business Enterprise), WBE (Women Business Enterprises) and MBE (Minority Business Enterprises) businesses. The three contractors will be acting as their own general contractor. The Owner will administer the grant. All bid openings will take place at City Hall, 806 N. 2<sup>nd</sup> Avenue, Dodge City, Kansas.

Estimates were received from contractors for these three services at the beginning of 2014, and those estimates are being used as the starting basis for the architects cost estimate. The Architect's estimate also includes adjustments to the quotes to account for the time between the quotes and the expected letting of the bids, and also for building in contingences for expected repairs not identified in the quotes.

The contingencies derive from unit prices outlined in the quotes and a reasonable assumption by the architect of the expected unit quantities that will be needed to complete the project correctly. Bids for the elements will be for Base Bid services with Unit pricing for the additional services needed.

The following is a breakdown of the three areas covered by the grant request:

A.	Roof Repairs	
a.	Diamond Roofing estimate dated 3-19-14	\$89,835
b.	2.25% inflation adjustment (9 months)	\$ 2,021
c.	<u>33% deck replacement contingency</u>	<u>\$ 7,836</u>
d.	Total roof repair estimate	\$99,692
B.	Brick Repair and Replacement	
a.	MCR estimate dated 2-25-14	\$81,945
b.	2.25% inflation adjustment (9 months)	\$ 1,844
c.	<u>10% brick replacement contingency</u>	<u>\$ 7,680</u>
d.	Total brick repair estimate	\$91,469

C.	Asbestos abatement	
a.	iSi Estimate dated 1-8-14	\$35,687
b.	2.5% inflation adjustment (10 months)	\$ 893
c.	<u>10% contingency</u>	<u>\$ 3,658</u>
d.	Total abatement estimate	\$40,238
	Total contract cost estimate	\$231,399
	Architectural fee for Planning and Design services:	\$18,700
	<u>Architectural fees for Inspection Services</u>	<u>\$ 4,100</u>
	Total cost estimate associated with the project	\$254,199

The Architect will be compensated (\$22,800) Twenty-Two Thousand Eight Hundred Dollars for his services as defined in the terms and conditions of this agreement.

The Architect will comply with the attached Summary of Civil Rights Laws, Executive Orders, and Regulations (Exhibit A) and the Labor Standards as set out by the Kansas Department of Commerce.

AIA Document A201-2007, General Conditions of the Contractor for Construction (Exhibit B) and AIA Document B101, dated October 15, 2014 (Exhibit C) are also incorporated as part of this agreement.

The City of Dodge City

The Architect, Bruce Glass




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Brian Delziet, Mayor

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Bruce R. Glass

# Memorandum

*To: City Manager  
City Commissioners*  
*From: Ryan Reid*  
*Date: September 30<sup>th</sup>, 2014*  
*Subject: SUV for CVB*  
*Agenda Item: New Business*

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**Recommendation:** On September 30<sup>th</sup>, 2014 three bids were received and opened for a new vehicle for the Dodge City Convention and Visitors Bureau (CVB). Based on the bids received, staff would recommend purchasing the GMC Terrain from G&G for \$26,051.

**Background:** As part of its mission, the CVB frequently has staff travelling in order to promote Dodge City tourism. Currently the CVB has one vehicle (a van) that was purchased used in 2010; this van serves four full-time and three part-time employees as well as seasonal staff . The van has 76,000 miles.

The proposed new SUV will be used primarily for highway travel (trade shows, meetings, etc) and the van will be retained for in town use. The SUV will be “wrapped” in such a way to promote our City’s attractions.

**Justification:** The low bidder met specs.

**Financial Considerations:**

The CVB has \$33,000 budgetted for this vehicle; the recommended bid is \$6949 under budget.

**Attachments:** (photo, bid results)

**Vehicle for CVB**

Bid Results 2014 09 30

<u>Vendor</u>	<u>Total</u>
Lopp Jeep Cherokee	\$26,262

Lopp Jeep Cherokee Larado	\$29,631
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<b>G&amp;G GMC Terrain</b>	<b>\$26,051</b>
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# *Memorandum*

*To: City Manager  
Assistant City Manager  
City Commissioners*

*From: Dennis Veatch*

*Date: October 15, 2014*

*Subject: Loves Travel Stop Plat*

*Agenda Item: New Business*

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**Recommendation:** The Planning Commission met on August 12, 2014 to review and recommend approval of this plat.

**Background:** Loves Travel Center is complete and occupied. The property was annexed and rezoned C-2, Commercial Highway. This area was surveyed so we could have a legal description for zoning. The plat has now been submitted.

**Justification:** This plat conforms to the Dodge City Subdivision Regulations, Dodge City Zoning Regulations and the City Comprehensive Plan.

**Financial Considerations:** None

**Purpose/Mission:** To provide additional space for commercial development.

**Legal Considerations:** None

**Attachments:** Loves Travel Stops & Country Stores, Inc. Plat

# LOVE'S TRAVEL STOPS & COUNTRY STORES, INC.

## DODGE CITY, KANSAS

### ISSUE DATE

JULY 30, 2014

### ZONING

C-2 COMMERCIAL HIGHWAY

### C4 CURVE TABLE

$\Delta = 4^{\circ}15'26''$  (RT)  
 Radius = 1,869.86'  
 Length = 138.93'  
 Chord Bearing/Distance  
 $S71^{\circ}19'58''E$  138.89'M

### LEGEND

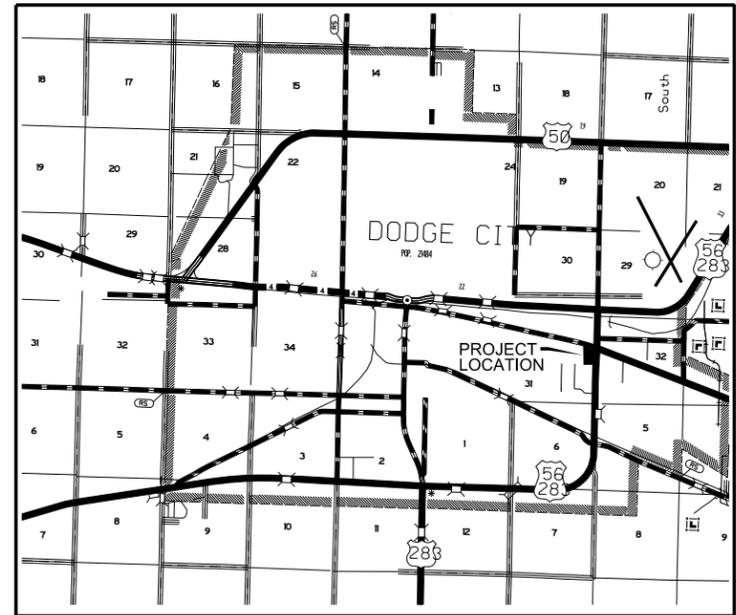
Survey	Found	Set
Section Corner	▲	△
5/8" Rebar, Cap # 1548 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Nail	◆	◇
Control Point	⊙	⊚
Bench Mark	⊕	⊖
Plotted Distance	—	---
Measured Bearing & Distance	—	---
Recorded As	—	---
Deed Distance	—	---
Calculated Distance	—	---
Minimum Protection Elevation	—	---
Centerline	—	---
Section Line	—	---
1/4 Section Line	—	---
1/4 1/4 Section Line	—	---
Easement Line	—	---

### LOVE'S TRAVEL STOPS & COUNTRY STORES, INC.

### PROPERTY DESCRIPTION

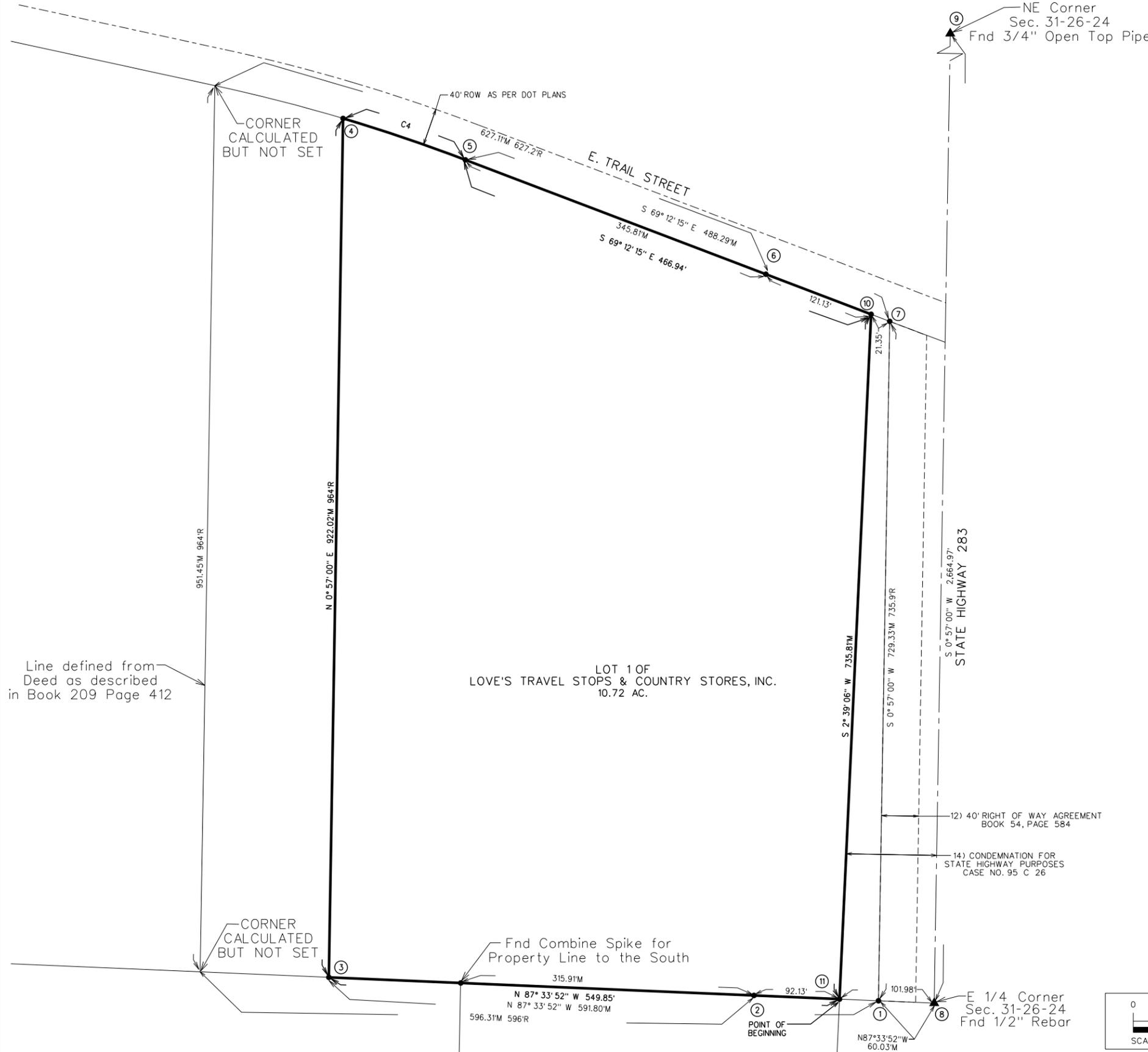
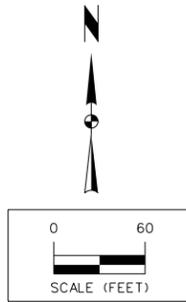
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, T26S, R24W OF THE 6TH P.M., DODGE CITY, KANSAS, PREVIOUSLY FILED BY GENERAL WARRANTY DEED BOOK D242, PAGES 628-633 AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 31; THENCE NORTH  $87^{\circ}33'52''$  WEST, ALONG THE SOUTH LINE OF SAID NE 1/4, A DISTANCE OF 101.98 FEET TO THE POINT OF BEGINNING; THENCE NORTH  $87^{\circ}33'52''$  WEST, ALONG SAID SOUTH LINE, 549.85 FEET; THENCE NORTH  $0^{\circ}57'00''$  EAST, 922.02 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF EAST TRAIL STREET; THENCE SOUTHEASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG A CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS IS 1,869.86 FEET, WHOSE ARC LENGTH IS 138.93 FEET AND WHOSE CHORD BEARS SOUTH  $71^{\circ}19'58''$  EAST, 138.89 FEET; THENCE SOUTH  $69^{\circ}12'15''$  EAST, ALONG SAID SOUTH RIGHT OF WAY, 466.94 FEET; THENCE SOUTH  $2^{\circ}39'06''$  WEST, 735.81 FEET ALONG THE WEST LINE OF CONDEMNATION FOR STATE HIGHWAY CASE NO. 95 C 26, TO THE POINT OF BEGINNING AND CONTAINING 10.72 ACRES (466,963 S.F.) MORE OR LESS.



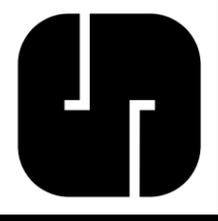
VICINITY MAP

SITE CONTROL ESTABLISHED FROM NGS SITE HH0639			
Point	State Plane Kansas South (US Survey Foot) NAD83 (2011)		Description
	Northing	Easting	
1	1,707,732.26	884,625.13	5/8" Rebar with Cap #1548
2	1,707,737.97	884,491.20	5/8" Rebar with Cap #1548
3	1,707,757.41	884,033.96	5/8" Rebar with Cap #1548
4	1,708,679.14	884,049.24	5/8" Rebar with Cap #1548
5	1,708,634.69	884,180.81	5/8" Rebar with Cap #1548
6	1,708,511.94	884,504.04	5/8" Rebar with Cap #1548
7	1,708,461.36	884,637.22	5/8" Rebar with Cap #1548
8	1,707,729.71	884,685.09	Found 1/2" Rebar
9	1,710,393.85	884,729.28	Found 3/4" Open Top Pipe
10	1,708,468.94	884,617.26	5/8" Rebar with Cap #1548
11	1,707,734.04	884,583.27	5/8" Rebar with Cap #1548



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**LOVE'S TRAVEL STOPS & COUNTRY STORES, INC.**  
 DODGE CITY, KANSAS  
 MINOR SUBDIVISION PLAT SECTION 31, T26S, R24W  
**SNYDER & ASSOCIATES, INC.**  
 1751 MADISON AVENUE  
 COUNCIL BLUFFS, IA 51503  
 712-322-3202 | www.snyder-associates.com



MARK	REVISION	DATE	BY
Engineer:	Checked By: MLS	Scale: 1" = 60'	Pg:
Technician:	Date: 06/28/2013	Field Bk:	Pg:
Project No:	1121007		Sheet 1 of 2

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 Snyder 1120

**Control and Basis of Bearing:**

NGS control station HH0639 was occupied with RTK Base and control was transferred to the site. At the request of the client the survey was performed using the horizontal datum of NAD 83, Kansas South - 1502, US Survey Feet, and a vertical datum of NAVD 88 US Survey Feet, Geoid IZA derived. The combined scale factor of 0.999826465 was derived from Corpcson Version 5.11.08. All bearings shown are derived by the above described state plane zone, but all dimensions and acreage calculations were scaled to match ground distances.

**Equipment Used:**

1. Leica Viva G1000, RTK network rover.
2. Leica System 1200 3" robotic/reflectorless total station.
3. SubSurface Instruments ML-1M, magnetic locator, tile probe, tape measure, spade, generator and DeWalt SDS demolition Hammer.
4. Microstation V8i and Geopak, Microsoft Word, and HP35s with Design software.

**LAND SURVEYOR'S CERTIFICATE:**

I, Mike Schulte, Kansas Land surveyor #1548, do hereby certify that this land surveying document is a true representation of the survey conducted by me or under my direct personal supervision, on July 15, 2014 in the NE1/4 of Section 31, Township 26 South, Range 24 West, of the 6th P.M., Ford County, Kansas.

Mike Schulte, LS #1548  
 1751 Madison Ave.  
 Council Bluffs, Iowa 51503  
 (712) 322-3202

**COUNTY SURVEYOR'S CERTIFICATE:**

REVIEWED AND APPROVED BY THE COUNTY SURVEYOR OF FORD COUNTY, KANSAS.

This \_\_\_ Day of \_\_\_\_\_, 2014.

Edward W. Elam, PLS #684

**SURVEY NOTES:**

Survey control was transferred to the site from NGS station HH0639 using RTK procedures averaging positions over a four hour time period. Reference station was set on site and NGS station HG0638 was located and also verified with multiple averaged RTK positions. The check to HG0638 yielded a 0.02' verification of site elevations. All site measurements and topography were made in SPC Kansas South US survey feet for design purposes. Files, aerials and flood information can easily be transferred. Dimensions and acreages shown are calculated to ground using CSF of 0.999826465.

The boundaries shown were compiled from multiple sources including DOT strip maps, deed descriptions, found monuments, and surveys north and south of the site. The proposed site will be constructed and used as one parcel, so the focus of effort was made to accurately retrace the exterior lines of the two parcels.

**South Line**  
 The South line of the site is defined by monuments found on the South line from the Gladden Addition No 2 and from the description made by Groves LS#662 in March 19, 1997 for Kindsvater, Inc.

**East Line**  
 The East line of the site abutting Hwy 283 was calculated from the NE Corner and East 1/4 of Section 31. The measured distance matched DOT strip maps very closely, and the Right of Way was calculated and verified with the easement as described in Ford County District Court Case No. 95 C 26 (Tract No. 26).

**North Line**  
 No documentation for easement takings or the width of Trail Street was found to define the North line of the site. The current DOT strip maps indicate a Right of Way width of 40' and this is verified by existing sidewalks and features. Prior metes and bounds descriptions indicate a 30' Right of Way width. It is assumed that the additional right of way was taken when Trail Street was widened.

**West Line**  
 The West line of the site was determined using the same description made by Groves for Kindsvater, Inc. The description closes well, is accurate in descriptive calls and accurately represents the dimension calls made in the East to West direction of the three parcels between it and the East line of Section 31. This description is West of the site but helps define the parcel that is described as the West 3 Acres. The corners of this description were searched for, but never found. A flat-lying rebar was found at the NE corner of the described parcel, but was not used due to its condition. The whole parcel (12 Acres) as described in Book 201 Page 733 was calculated using a 30' Right of Way along the North line of the parcel. The west 3 acres was then subdivided using the 30' Right of way, since these descriptions were most-likely made when the Right of Way was 30'.

CLOSURE TABLE				
LINE	BEARING	DISTANCE	LATITUDE	DEPARTURE
11-3	N87°33'52"W	549.85'	23.37'	-549.31'
3-4	N0°57'00"E	922.02'	921.73'	15.28'
4-5	S71°19'58"E	138.89'	-44.45'	131.57'
5-10	S69°12'15"E	466.94'	-165.75'	436.45'
10-11	S2°39'06"W	735.81'	-734.90'	-33.99'
MISCLOSURE			0.00'	0.00'
LENGTH OF TRAVERSE		2813.51'		
TRAVERSE MATHEMATICALLY CLOSES				

**OWNER'S CERTIFICATION AND DEDICATION  
 STATE OF KANSAS  
 COUNTY OF FORD SS:**

This is to certify that I, the undersigned owner of the land described in the land surveyor's description, do hereby consent to the preparation of Love's Travel Stops & Country Stores Addition to Dodge City, Ford County, Kansas, and dedicate of all common areas, public Right of Ways, Setbacks, and other features as shown on the Minor Plat.

Owner: Doug Stussi, EVP & CFO of Love's Travel Stops & Country Stores, Inc.

**NOTARY'S CERTIFICATE:  
 STATE OF KANSAS  
 COUNTY OF FORD SS:**

Be it remembered that on this \_\_\_\_\_ Day of \_\_\_\_\_ 2014 before me, a Notary Public, in and for said County and State, came the above mentioned landowner to me personally known to be the person who executed the foregoing instrument of writing, and who duly acknowledged the execution of same, in testimony whereof, I have hereunto set my hand and affixed my Notarial Seal the Day and year above written.

Notary Public: Print Name \_\_\_\_\_ Notary Public: Signature \_\_\_\_\_

My Commission Expires \_\_\_\_\_

**DODGE CITY PLANNING COMMISSION CERTIFICATE:  
 THIS PLAT OF LOVE'S TRAVEL STOPS & COUNTRY STORES ADDITION  
 TO DODGE CITY, FORD COUNTY, KANSAS, HAS BEEN SUBMITTED TO AND  
 APPROVED BY DODGE CITY PLANNING COMMISSION This \_\_\_ Day of \_\_\_\_\_ 2014.**

Chairman: Frank Rose \_\_\_\_\_ Secretary: Dennis Veatch \_\_\_\_\_

**DODGE CITY BOARD OF COMMISSIONERS:  
 THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY ACCEPTED BY THE CITY  
 COMMISSIONERS OF DODGE CITY, KANSAS, This \_\_\_ Day of \_\_\_\_\_ 2014.**

Mayor: Brian Delzeit \_\_\_\_\_ Attested by: Nannetta Pogue  
 City Clerk

**REGISTER OF DEEDS CERTIFICATE:  
 STATE OF KANSAS  
 COUNTY OF FORD SS  
 THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE FORD  
 COUNTY REGISTER OF DEEDS OFFICE. This \_\_\_ Day of \_\_\_\_\_ 2014, At  
 \_\_\_\_\_ O'CLOCK In Plat Book \_\_\_\_\_, at Pages \_\_\_\_\_.**

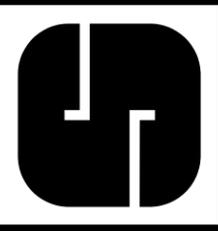
Ford County Register of Deeds  
 Brenda Pogue

**TRANSFER RECORD CERTIFICATE:  
 Entered on Transfer Record  
 This \_\_\_ Day of \_\_\_\_\_ 2014.**

Sharon Seibel, Ford County Clerk

MARK	REVISION	DATE	BY
Engineer:	Checked By: MLS	Scale: 1"= 60'	
Technician: RLC	Date: 06/28/2013	Field Bk:	Pg:
Project No: 1121007			Sheet 2 of 2

**LOVE'S TRAVEL STOPS & COUNTRY STORES, INC.**  
 DODGE CITY, KANSAS  
 MINOR SUBDIVISION PLAT SECTION 31, T26S, R24W  
**SNYDER & ASSOCIATES, INC.**  
 1751 MADISON AVENUE  
 COUNCIL BLUFFS, IA 51503  
 712-322-3202 | www.snyder-associates.com



## Memorandum

*To:* City Manager  
Assistant City Manager  
City Commissioners  
*From:* Tanner Rutschman *TR*  
Civil Engineer  
*Date:* October 20, 2014  
*Subject:* Bids for 2014 Brick Street Repair  
*Agenda Item:* New Business

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**Recommendation:** Approve the proposal from JAG Construction Co. for the construction of the 2014 Brick Street Repair which will consist of reconstructing a portion of the 700 Block of 1<sup>st</sup> Ave. adjacent to the Dodge City Police Station in the amount of \$56,940.00.

**Background:** This section of 1<sup>st</sup> Ave. is a brick street located in the historical district and must be repaired adhering to the City's Brick Street Policy.

**Justification:** 1<sup>st</sup> Ave. is a highly traveled north-south thoroughfare and is one of the older brick streets in town. It has had its share of waterline issues in the past as well. Combining these three factors results in what we currently see in the quality of driving surface that exists on 1<sup>st</sup> Ave. At this time we are enhancing a small problem area with the funds that are available, but plan to continue to improve the driving surface on this avenue in the future.

**Financial Considerations:** The 2014 Brick Street Repair will cost \$56,940.00. Funding of this project will be from the Special Streets Fund. There was \$64,500 budgeted for this project.

**Purpose/Mission:** The completion of this project will improve the condition of a highly travelled thoroughfare of our City thus enhancing quality of life and promoting ongoing improvement.

**Legal Considerations:** By approving the bid with JAG Construction Co. the City will enter into a contract with JAG Construction Co. and be responsible to make payments to JAG Construction Co. for the completed work.

**Attachments:** The bid tabulation for 2014 Brick Street Repair which includes the Engineers' estimate.

