

# **CITY COMMISSION MEETING AGENDA**

City Hall Commission Chambers

May 1, 2017

Monday, 7:00 p.m.

MEETING #5065

## **CALL TO ORDER**

## **ROLL CALL**

**INVOCATION BY** Rev Virgil Winkler of Jail Ministries

## **PLEDGE OF ALLEGIANCE**

## **PETITIONS & PROCLAMATIONS**

National Travel and Tourism Week Proclamation

National Historic Preservation Month Proclamation

Older American Month Proclamation

**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).

Boy Scout Troop 110

## **CONSENT CALENDAR**

1. Approval of City Commission Meeting Minutes, April 17, 2017
2. Appropriation Ordinance No. 9, May 1, 2017;
3. Cereal Malt Beverage License:
  - a. Dodge City Athletics' Baseball Association, San Jose Drive,
  - b. Loves Travel Stops # 558, 2505 E. Trail St.

## **ORDINANCES & RESOLUTIONS**

**Resolution No. 2017-14:** A Resolution of the Governing Body of the City of Dodge City, Kansas Determining That the City is Considering Establishing a Rural Housing Incentive District Within the City and Adopting a Plan for the Development of Housing and Public Facilities in Such Proposed District; Establishing the Date and Time of a Public Hearing on Such Matter, and Providing for the Giving of Notice of Such Public Hearing. (Summerlon Phase V). Report by Executive Director of Dodge City/Ford County Development Corp., Joann Knight.

**Resolution No. 2017-15:** A Resolution of the Governing Body of the City of Dodge City, Kansas Determining That the City is Considering Establishing a Rural Housing Incentive District Within the City and Adopting a Plan for the Development of Housing and Public Facilities in Such Proposed District; Establishing the Date and Time of a Public Hearing on Such Matter, and Providing for the Giving of Notice of Such Public Hearing. (Wagon Wheel 11). Report by Executive Director of Dodge City/Ford County Development Corp., Joann Knight.

**Resolution No. 2017-16:** A Resolution of the Governing Body of the City of Dodge City, Kansas Establishing the Date and Time of a Public Hearing for Consideration of Adoption of a Star Bond Project Plan Within a Star Bond District Previously Created Within the City Pursuant to KSA 12-17, 160 Et Seq., and Providing for the Giving of Notice of Such Public Hearing (14<sup>th</sup> Avenue Area). Report by City Manager, Cherise Tieben.

**Resolution No. 2017-17:** A Resolution Certifying Legal Authority to Apply for and Administer the 2017 Rural Business Enterprise Grant from the United States Department of Agriculture, Rural Development. Report by Executive Director of Dodge City/Ford County Development Corp., Joann Knight.

## **UNFINISHED BUSINESS**

## **NEW BUSINESS**

1. Approval of the Final Plat of Wagon Wheel Addition, Unit Two. Report by Planning & Zoning Administrator, Nathan Littrell.
2. Approval of Bids for Infrastructure for Candle Tree 8. Report by Director of Engineering, Ray Slattery.

## **OTHER BUSINESS**

## **ADJOURNMENT**

# PROCLAMATION

**WHEREAS**, Travel is at the heart of America's economic sustainability. It generates millions of jobs, and billions in taxes, it is a vital resource in improving America's image. **In Dodge City, the travel industry contributes substantially to our city's cultural and social well-being.** Travel is one of our most fundamental freedoms. Every citizen benefits from travel and tourism. **The travel industry significantly enhances our personal growth and education, while promoting intercultural understanding and appreciation of Dodge City's history, geography and culture; and,**

**WHEREAS**, Travel is one of America's largest service exports, and is among the largest private-sector employers in the United States. Across the nation, **one of every eight U.S. non-farm jobs is connected to travel; and,**

**WHEREAS**, Kansas tourism has a **\$10.4 Billion** impact on the Kansas economy; and,

**WHEREAS**, According to the latest report from Tourism Economics, 'The Economic Impact of tourism in Ford County,' Key indicators of that report show that in Ford County, **leaders in the community are supporting the importance and growth of tourism in Dodge City and throughout the county, with visitors spending \$121 million in Ford County, and the visitor spending in Ford County ranks 9<sup>th</sup> among all counties in the state.**

**WHEREAS**, Tourism in Ford County generated **\$17.2 million in tax revenues, with \$10.8 million accruing to state and local governments.** Lodging spending rose to \$20.47 million and represents **17 cents of every dollar spent in Ford County.** The **largest two categories of spending are recreation, and food and beverages with 24.7 million spent and with \$36.4 million spent on recreational activities in Ford County.** Taxable sales in the leisure and hospitality industry have increased by a third since 2010.

**WHEREAS**, This spending **directly supported 1050 jobs in Ford County, with overall visitor-supported economic activity supporting more than 1,340 jobs – that is one out of every 13 jobs, or 7.6% of all jobs in the county.**

**WHEREAS**, The impact based on guest tax alone (overnight travelers) is nearly **\$42 million**, and those who were **"Groups"** (conference meetings, bus travelers, weddings, reunions) **impacted Dodge City by \$13 million;** increasing our tax revenues and providing an improved quality of life for Dodge City citizens.

**NOW, THEREFORE**, I, Rick Sowers, Mayor, do hereby proclaim May 7-13, 2017 as

## NATIONAL TRAVEL AND TOURISM WEEK

**BE IT FURTHER RESOLVED** that the City of Dodge City with the aid of the Convention and Visitors Bureau, will hold a **reception on May 9th from 9 AM to 10:30 AM, with a complementary Trolley Tour on that day at 9:30 AM,** in observance of Travel and Tourism Week in Dodge City at the Visitors Center, and urge the citizens to join me in this special observance with appropriate events and activities.

**IN WITNESS THEREOF**, I have hereunto set my hand this 1st day of May, 2017

\_\_\_\_\_  
Rick Sowers, Mayor

\_\_\_\_\_  
Nannette Pogue, City Clerk

City of Dodge City Proclamation for National Historic Preservation Month 2017

WHEREAS, historic preservation is relevant for communities across the nation, both urban and rural, and for Americans of all ages, all walks of life and all ethnic backgrounds; and

WHEREAS, the City of Dodge City is a treasure-trove of historic resources, including 20 local historic landmarks, 16 properties listed on the State Register of Historic places, a State and National Registered Historic Downtown District, 13 properties listed on the National Register of Historic Places; and

WHEREAS, historic preservation is inherently economically, environmentally, and socially sustainable, fostering a culture of reuse and maximizing the life cycle of all resources through conservation; and

WHEREAS, historic preservation is an effective tool for managing growth, sustaining development, revitalizing neighborhoods, fostering local pride, and maintaining community character while enhancing livability; and

WHEREAS, it is important to celebrate the role of history in our lives and the contributions made by dedicated individuals in helping to preserve the tangible aspects of the heritage that has shaped the City of Dodge City and us as a people; and

WHEREAS, historic preservation encourages community reinvestment, saving resources and promoting socially, culturally, and economically rich communities;

NOW, THEREFORE, I, Rick Sowers, Mayor of the City of Dodge City, do recognize May 2017 as National Historic Preservation Month, and call upon the people of Dodge City to join their fellow citizens across the United States in recognizing and participating in this special observance.

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Rick Sowers, Mayor

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Nannette Pogue, City Clerk

# OLDER AMERICANS MONTH PROCLAMATION



AGE OUT LOUD: MAY 2017

**Whereas**, the City of Dodge City includes older Americans who richly contribute to our community; and

**Whereas**, we acknowledge that what it means “to age” has changed—for the better.

**Whereas**, the City of Dodge City is committed to supporting older adults as they take charge of their health, explore new opportunities and activities, and focus on independence; and

**Whereas**, the City of Dodge City can provide opportunities to enrich the lives of individuals of *all* ages by:

- involving older adults in the redefinition of aging in our community;
- promoting home- and community-based services that support independent living;
- encouraging older adults to speak up for themselves and others; and
- providing opportunities for older adults to share their experiences.

**Now therefore**, I, Rick Sowers, Mayor of the City of Dodge City do hereby proclaim May 2017 to be

## **Older Americans Month.**

I urge every resident to take time during this month to acknowledge older adults and the people who serve them as influential and vital parts of our community.

**IN WITNESS THEREOF**, I have hereunto set my hand this 1st day of May, 2017

\_\_\_\_\_  
Rick Sowers, Mayor

\_\_\_\_\_  
Nannette Pogue, City Clerk

# **CITY COMMISSION MEETING MINUTES**

City Hall Commission Chambers

Monday, April 17, 2017

7:00 p.m.

MEETING #5064

## **CALL TO ORDER**

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

**INVOCATION** by Kurt Larson of Grace Community Church

## **PLEDGE OF ALLEGIANCE**

Mayor Rick Sowers made a motion to add an Executive Session to the meeting tonight not to exceed forty five minutes. Commissioner Jan Scoggins moved to approve and Commissioner Brian Delzeit seconded the motion. The motion carried 5-0.

## **PETITIONS & PROCLAMATIONS**

Melissa McCoy read the Arbor Day Proclamation. Mayor Rick Sowers proclaimed April 28, 2017 as Arbor Day, The City of Dodge City urges all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands and further urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

Melissa spoke about the various activities promoting Arbor Day. This year marks the 41<sup>st</sup> year that Dodge City has been recognized as a Tree City USA community by the Arbor Day Foundation. This dates back to when the program was established in 1975. Dodge City is one of four communities in Kansas and one of sixteen across the country to achieve this award. Shade Tree Commission will celebrate Arbor Day on April 28 with a project a Mariah Hills Golf Course to start replacing trees that were lost during the January ice storm. Tree plantings will take place at Beeson Arboretum, Boot Hill Distillery, and Arrowhead West Life Skills Center. The Shade Tree Commission will be planting two dedication trees at Boot Hill Distillery. A tree will be planted in recognition of Dr. Carl Vierthaler in his memory and a second tree in memory of Jill Kelman.

**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).**

Mark Vierthaler spoke, as a son, as an employee of Boothill Distillery and a friend of the Kelmans expressing their gratitude to the City of Dodge City, Shade Tree Commission and all

who express support in planting the trees. April 28<sup>th</sup> about noon there will be tree planting in memory of Jill Kelman the mother of Hayes Kelman owner of Boot Hill Distillery and Mark's father Dr Carl Vierthaler. It means a lot to us to have the City recognize our parents and the impact they had in the city and to continue to beautify the downtown Dodge City. We want to extend the invitation to anyone and everyone to come celebrate the lives of two amazing people of Dodge City and continue their memory in down town Dodge City.

#### **CONSENT CALENDAR**

1. Approval of City Commission Meeting Minutes, April 3, 2017
2. Appropriation Ordinance No. 8, April 17, 2017
3. Cereal Malt Beverage License:
  - a. Lotus Garden Restaurant, 1202 E. Wyatt Earp Blvd.
4. Approval of Interlocal Cooperative Agreement with Gray County.
5. Approval of Eli Cook, Building Board of Appeals Advisory Boards.

Commissioner Joyce Warshaw moved to approve the Consent Calendar as presented; Commissioner Jan Scoggins seconded the motion. The motion carried 5-0.

#### **ORDINANCES & RESOLUTIONS**

**Resolution No. 2017-13:** A Resolution Authorizing the Offering for Sale of General Obligation Bonds, Series 2017-A, of the City of Dodge City, Kansas was approved on a motion by Commissioner Brian Delzeit. Commissioner Joyce Warshaw seconded the motion. The motion carried unanimously.

#### **UNFINISHED BUSINESS**

#### **NEW BUSINESS**

1. Commissioner Brian Delzeit moved to approve the Guarantee Maximum Price included in the Exhibits that will be included to the Agreement with UCI in the amount of \$4,405,000.00 pending review by City Attorney and KDHE. Commissioner Kent Smoll seconded the motion. The motion carried unanimously.
2. Commissioner Jan Scoggins moved to approve the Sales Agreement of the Renewable Bio-Gas produced at the South WWTP. The Sales Agreement has been reviewed by the City's Fuel Marketer and City Attorney. Commissioner Brian Delzeit seconded the motion. The motion carried unanimously.
3. Commissioner Kent Smoll moved to approve the contract with Wald's All American Display Fireworks in the amount of \$25,000 for the July 4<sup>th</sup> firework display. Commissioner Jan Scoggins seconded the motion. The motion carried unanimously.

4. Commissioner Kent Smoll moved to approve the proposal from Arbor Masters in the amount of \$59,375 for the abatement of hazardous limbs, trees and stumps on city right-of-ways and public grounds. Commissioner Joyce Warshaw seconded the motion. The motion carried unanimously.

**OTHER BUSINESS**

City Manager, Cherise Tieben:

- Next week I will be gone to Washington DC, leaving Friday and back on Tuesday and will return and go to Kansas City to attend the Kansas Association of City/County Management Conference from Wednesday until Friday.

Melissa McCoy:

- We will have a Train Celebration on Saturday at the Santa Fe Depot on April 29<sup>th</sup> from 11:00 a.m. to 2:00 p.m.

Commissioner Rick Sowers - Condolences to Cherise for the loss of her uncle.

Commissioner, Kent Smoll:

- Shop local and shop often.
- Make a check donation to the City for the firework display.

Commissioner, Jan Scoggins:

- Read an article in Hutchinson paper about Brian Shirley, Levy Shirley and Wessel Iron. The fire in Ashland Ks that took so much land destroyed a wooden cross that stood on Mount Jesus. Brian Shirley, Levy Shirley and John Wessel of Wessel Iron and another person helped restore the Cross on Mount Jesus. The cross was erected just in time for Easter Sunrise Services. Thank you Brian, Levy, Wessel Iron and all that helped for your work on this. Great accomplishment.

Commissioner, Joyce Warshaw:

Commissioner, Brian Delzeit

- Keep an eye out on the United Wireless Arena website. There is a lot going on. The United Wireless Arena was named one of the top ten venues of its size across the United States. This is an enormous accomplishment for Dodge City.

Mayor, Rick Sowers:

At 7:45 p.m. Commissioner Brian Delzeit moved to recess into executive session pursuant to the preliminary discussions related to the acquisition of real property exception found in K.S.A. 75-4319(b)(6). The justification for closing the meeting is to protect the city's position in the negotiations and discuss legal advice from council regarding Kanas Statues and potential

Agreements. The open meeting will resume in City Commission Chambers in 45 minutes at 8:30 pm. The commission will not take action upon returning to the open session and prior to adjournment. Mayor Rick Sowers moved to recess into Executive Session not to exceed 45 minutes. Commissioner Smoll seconded the motion. The motion carried 5-0.

The open meeting resumed in the City Commission Chambers at 8:30 p.m.

**ADJOURNMENT**

Commissioner Jan Scoggins moved to adjourn the meeting. Commissioner Kent Smoll seconded. The motion carried 5-0.

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Mayor

ATTEST:

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City Clerk, Nannette Pogue

# 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 checked="" type="checkbox"/> License to sell cereal malt beverages for consumption on the premises.	
<input 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):			
Name of Corporation Dodge City Athletic's Baseball Association		Principal Place of Business 1715 Central Avenue	
Corporation Street Address 1715 Central Avenue		Corporation City Dodge City	State Kansas
Date of Incorporation April 3, 2007		Articles of Incorporation are on file with the Secretary of State. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Resident Agent Name Glenn I. Kerbs		Phone No. (620) 225-0238	
Residence Street Address 116 Carefree Lane		City Dodge City	State Kansas
		Zip Code 67801	

<b>SECTION 3 – LICENSED PREMISE</b>			
<b>Licensed Premise</b> (Business Location or Location of Special Event)		<b>Mailing Address</b> (If different from business address)	
DBA Name Dodge City A's		Name Dodge City A's	
Business Location Address Cavalier Field, San Jose Drive		Address P.O. Box 1473	
City Dodge City	State Kansas	City Dodge City	State Kansas
Zip 67801		Zip 68701	
Business Phone No.		<input type="checkbox"/> Applicant owns the proposed business location. <input type="checkbox"/> Applicant does not own the proposed business location.	
Business Location Owner Name(s):			

<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.			
Name Glenn I. Kerbs		Position President	
Residence Street Address 116 Carefree Lane		City Dodge City	State Kansas
Spouse Name		Date of Birth 08-30-1953	
Residence Street Address		City	State Zip Code
Name Charles D. Konrade		Position Secretary/Treasurer	
Residence Street Address 10278 129 Road		City Spearville	State Kansas
Spouse Name		Date of Birth 06-01-1957	
Residence Street Address		City	State Zip Code
Name Ed Kimminau		Position Director	
Residence Street Address 2215 McCoy		City Dodge City	State Kansas
Spouse Name		Date of Birth 02-21-1940	
Residence Street Address		City	State Zip Code

# 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): 004-731220756F01			
Name of Corporation <b>Love's Travel Stops &amp; Country Stores, Inc.</b>		Principal Place of Business	
Corporation Street Address <b>10601 North Pennsylvania Avenue</b>		Corporation City <b>Oklahoma City</b>	State <b>OK</b> Zip Code <b>73120</b>
Date of Incorporation <b>December 29, 1986</b>		Articles of Incorporation are on file with the Secretary of State. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Resident Agent Name <b>CT Corporation</b>		Phone No. <b>485-233-0593</b>	
Residence Street Address <b>515 S. Kansas Avenue</b>		City <b>Topeka</b>	State <b>KS</b> Zip Code <b>66603</b>

<b>SECTION 3 – LICENSED PREMISE</b>			
<b>Licensed Premise</b> (Business Location or Location of Special Event)		<b>Mailing Address</b> (If different from business address)	
DBA Name <b>Love's Travel Stop #558</b>		Name <b>Love's Travel Stops &amp; Country Stores, Inc.</b>	
Business Location Address <b>2505 East Trail Street</b>		Address <b>Attn: Licensing, P.O. Box 26210</b>	
City <b>Dodge City</b>	State <b>KS</b>	City <b>Oklahoma City</b>	State <b>OK</b>
Zip <b>67801</b>		Zip <b>73126</b>	
Business Phone No. <b>620-227-5380</b>		<input checked="" type="checkbox"/> Applicant owns the proposed business location. <input type="checkbox"/> Applicant does not own the proposed business location.	
Business Location Owner Name(s)			

<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.			
Name <b>PLEASE SEE ATTACHED</b>		Position	
Residence Street Address		City	State      Zip Code
Spouse Name		Position	
Residence Street Address		City	State      Zip Code
Name		Position	
Residence Street Address		City	State      Zip Code
Spouse Name		Position	
Residence Street Address		City	State      Zip Code
Name		Position	
Residence Street Address		City	State      Zip Code
Spouse Name		Position	
Residence Street Address		City	State      Zip Code

## *Memorandum*

*To: City Manager  
City Commissioners*

*From: Joann Knight  
Executive Director DC/FC  
Development Corp*

*Date: 5/1/17*

*Subject: RHID*

*Agenda Item: Resolution No. 2017-14*

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**Recommendation:** Staff recommends adoption of Resolution 2017-14, which establishes a date and time for a public hearing as required by Kansas statute.

**Background:** In 2008, the City commissioned a Housing Needs Analysis, which reflected a critical shortage of housing available in the community. In 2009, the City Commission adopted a Resolution providing for several incentive programs in order to encourage housing development in the City. The Rural Housing Incentive District (RHID) was identified as one of those programs. The RHID has captured the attention of several developers, locally and statewide. In 2015, the City commissioned another Housing Needs Analysis taking into consideration the progress that had developed since the 2008 Analysis. The latest Analysis continued to reflect a major shortage of housing. The establishment of this RHID will provide an incentive needed to entice developers to and in our community.

**Justification:** Housing continues to be a constant challenge in the Dodge City area. Establishment of the RHID is necessary in order to address the City's critical housing shortage.

**Financial Considerations:** None at this time. However, if utilized, the financial consideration would be dependent upon each independent development agreement.

**Purpose/Mission:** To provide adequate housing in order for the City to accommodate present and future growth.

**Legal Considerations:** None

**Attachments:** Resolution No. 2017-14

**RESOLUTION NO. 2017-14**

**A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF DODGE CITY, KANSAS DETERMINING THAT THE CITY IS CONSIDERING ESTABLISHING A RURAL HOUSING INCENTIVE DISTRICT WITHIN THE CITY AND ADOPTING A PLAN FOR THE DEVELOPMENT OF HOUSING AND PUBLIC FACILITIES IN SUCH PROPOSED DISTRICT; ESTABLISHING THE DATE AND TIME OF A PUBLIC HEARING ON SUCH MATTER, AND PROVIDING FOR THE GIVING OF NOTICE OF SUCH PUBLIC HEARING. (SUMMERLON PHASE V)**

**WHEREAS**, K.S.A. 12-5241 et seq. (the “Act”) authorizes any city incorporated in accordance with the laws of the state of Kansas (the “State”) with a population of less than 60,000 located in a county with a population of less than 80,000, to designate rural housing incentive districts within such city; and

**WHEREAS**, prior to such designation the governing body of such city shall conduct a housing needs analysis to determine what, if any, housing needs exist within its community; and

**WHEREAS**, after conducting such analysis, the governing body of such city may adopt a resolution making certain findings regarding the establishment of a rural housing incentive district and providing the legal description of property to be contained therein; and

**WHEREAS**, after publishing such resolution, the governing body of such city shall send a copy thereof to the Secretary of Commerce of the State (the “Secretary”) requesting that the Secretary agree with the finding contained in such resolution; and

**WHEREAS**, if the Secretary agrees with such findings, such city may proceed with the establishment of a rural housing incentive district within such city and adopt a plan for the development or redevelopment of housing and public facilities in the proposed district; and

**WHEREAS**, the City of Dodge City, Kansas (the “City”) has an estimated population of 27,340, is located in Ford County, Kansas, which has an estimated population of 33,848, and therefore constitutes a city as said term is defined in the Act; and

**WHEREAS**, the Governing Body of the City has performed a Housing Needs Analysis dated May 2015 (the “Needs Analysis”), a copy of which is on file in the office of the City Clerk; and

**WHEREAS**, the Governing Body of the City has heretofore adopted Resolution No. 2017-08 which made certain findings relating to the need for financial incentives relating to the construction of quality housing within the City, declared it advisable to establish a Rural Housing Incentive District pursuant to the Act and authorized the submission of such Resolution and a Housing Needs Analysis to the Kansas Department of Commerce in accordance with the provisions of the Act; and

**WHEREAS**, the Secretary of the Kansas Department of Commerce, pursuant to a letter dated April 13, 2017, authorized the City to proceed with the establishment of a Rural Housing Incentive District pursuant to the Act (the “District”); and

**WHEREAS**, the City has caused to be prepared a plan for the development or redevelopment of housing and public facilities in the District in accordance with the provisions of the Act (the “Plan”); and

**WHEREAS**, the Plan includes:

1. The legal description and map required by subsection (a) of K.S.A. 12-5245;
2. The existing assessed valuation of the real estate in the proposed District listing the land and improvement values separately;
3. A list of the names and addresses of the owners of record of all real estate parcels within the proposed District;
4. A description of the housing and public facilities project or projects that are proposed to be constructed or improved in the proposed District, and the location thereof;
5. A listing of the names, addresses and specific interests in real estate in the proposed District of the developers responsible for development of the housing and public facilities in the proposed District;
6. The contractual assurances, if any, the Governing Body has received from such developer or developers, guaranteeing the financial feasibility of specific housing tax incentive projects in the proposed District;
7. A comprehensive analysis of the feasibility of providing housing tax incentives in the proposed District as provided in the Act, which shows the public benefits derived from such District will exceed the costs and that the income therefrom, together with all public and private sources of funding, will be sufficient to pay for the public improvements that may be undertaken in such District; and

**WHEREAS**, the Governing Body of the City proposes to continue proceedings necessary to create a Rural Housing Incentive District, in accordance with the provisions of the Act, and adopt the Plan, by the calling of a public hearing on such matters.

**THEREFORE, BE IT RESOLVED** by the Governing Body of the City of Dodge City, Kansas as follows:

**Section 1. Proposed Rural Housing Incentive District.** The Governing Body hereby declares an intent to establish within the City a Rural Housing Incentive District. The District is proposed to be formed within the boundaries of the real estate legally described in *Exhibit A* attached hereto, and shown on the map depicting the

existing parcels of land attached hereto as *Exhibit B*. A list of the names and addresses of the owners of record of all real estate parcels within the proposed District and the existing assessed valuation of said real estate, listing the land and improvement values separately, is attached hereto as *Exhibit C*.

**Section 2. Proposed Plan.** The Governing Body hereby further declares an intent to adopt the Plan in substantially the form presented to the Governing Body that date. A copy of the Plan shall be filed in the office of the City Clerk and be available for public inspection during normal business hours. A description of the housing and public facilities projects that are proposed to be constructed or improved in the proposed District, and the location thereof are described in *Exhibit D* attached hereto. A summary of the contractual assurances by the developer and the comprehensive feasibility analysis is contained in *Exhibit E* attached hereto.

**Section 3. Public Hearing.** Notice is hereby given that a public hearing will be held by the Governing Body of the City to consider the establishment of the District and adoption of the Plan on June 5, 2017, at the City Commission Meeting Room, City Hall, 806 N. Second Avenue, Dodge City, Kansas 67801; the public hearing to commence at 7:00 p.m. or as soon thereafter as the Governing Body can hear the matter. At the public hearing, the Governing Body will receive public comment on such matters, and may, after the conclusion of such public hearing, consider the findings necessary for establishment of the District and adoption of the Plan, all pursuant to the Act.

**Section 4. Notice of Public Hearing.** The City Clerk is hereby authorized and directed to provide for notice of the public hearing by taking the following actions;

- a) A certified copy of this resolution shall be delivered to:
  - i) the Board of County Commissioners of Ford County, Kansas;
  - ii) the Board of Education of U.S.D. No. 443; and
  - iii) the Planning Commission of the City.
- b) This Resolution, specifically including *Exhibit A* thru *E* attached hereto, shall be published at least once in the official newspaper of the City not less than one week nor more than two weeks preceding the date of the public hearing.

**Section 5. Further Action.** The Mayor, City Manager, City Clerk and the officials and employees of the City, including the City Attorney, are hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this Resolution.

**Section 6. Effective Date.** This Resolution shall take effect after its adoption by the Governing Body.

**ADOPTED** by the Governing Body of the City of Dodge City, Kansas, on May 1, 2017.

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Rick Sowers, Mayor

ATTEST:

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Nannette Pogue, City Clerk

*EXHIBIT A*

**LEGAL DESCRIPTION OF PROPOSED  
RURAL HOUSING IMPROVEMENT DISTRICT BOUNDARIES  
FOR SUMMERLON PHASE V PROJECT**

Lots 1-7 of Block 1, Lots 1-21 of Block 2, Replat of Summerlon Addition, Phase V, City of Dodge City, Ford County, Kansas

*EXHIBIT B*

**MAP OF PROPOSED  
RURAL HOUSING IMPROVEMENT DISTRICT BOUNDARIES  
FOR SUMMERLON PHASE V PROJECT**



*EXHIBIT C*

**NAMES AND ADDRESSES OF THE OWNERS OF RECORD OF ALL REAL  
ESTATE PARCELS WITHIN THE PROPOSED RURAL HOUSING INCENTIVE  
DISTRICT AND THE EXISTING ASSESSED VALUATION OF SAID  
REAL ESTATE PARCELS**

Owner of Record: Summerlon, Inc.  
1902 Hi Street  
Dodge City, KS 67801

2017 Assessed Valuation: Land: \$58,660.00  
Improvements: \$0 (vacant land)

## ***EXHIBIT D***

### **DESCRIPTION OF THE HOUSING AND PUBLIC FACILITIES PROJECT OR PROJECTS THAT ARE PROPOSED TO BE CONSTRUCTED OR IMPROVED IN THE PROPOSED RURAL HOUSING INCENTIVE DISTRICT**

#### ***Housing Facilities***

The housing facilities will be composed of twenty-six (26) duplex residences, one (1) tri-plex, and three (3) quad-plexes. The housing facilities will consist of a variety of 2 and 3 bedroom duplexes. Each individual family unit will have laundry hook-ups, cable television hook-ups and garages.

#### ***Public Facilities***

Public improvements will include the extension of water, sewer, gas, and electric distribution lines along the boundaries of the development. Public improvements will also include construction of infrastructure improvements located within the boundaries of the development, including water, sanitary sewer, storm sewer, storm water detention, streets and street lighting. The public improvements will be constructed as necessary to serve the Project as described above.

***EXHIBIT E***

**SUMMARY OF THE CONTRACTUAL ASSURANCES BY THE DEVELOPER  
AND OF THE COMPREHENSIVE FEASIBILITY ANALYSIS**

Contractual Assurances.

The Governing Body of the City of Dodge City has entered into a development agreement with Summerlon Properties, LLC. This agreement, as supplemented and amended, includes the project construction schedule, a description of projects to be constructed, financial obligations of the developer and financial and administrative support from the City of Dodge City.

Feasibility Study.

The City conducted a study to determine whether the public benefits derived from the District will exceed the costs and that the income from the District, together with other sources of revenue provided by the developer, would be sufficient to pay for the public improvements to be undertaken in the District. The analysis estimates the property tax revenues that will be generated from the development, less existing property taxes to determine the revenue stream available to support the costs of the public infrastructure. The estimates indicate that the estimated revenue realized from the project would be adequate to pay the costs of the public infrastructure.

**DEVELOPMENT PLAN  
SUMMERLON PROPERTIES, LLC – SUMMERLON PHASE V RURAL HOUSING  
INCENTIVE DISTRICT OF THE CITY OF DODGE CITY, KANSAS**

**May 1, 2017**

## **INTRODUCTION**

On March 20, 2017 the Governing Body of the City of Dodge City, Kansas (the “City”) adopted Resolution 2017-08 that found and determined that:

1. There is a shortage of quality housing of various price ranges in the City despite the best efforts of public and private housing developers.
2. The shortage of quality housing can be expected to persist and that additional financial incentives are necessary in order to encourage the private sector to construct or renovate housing in the City.
3. The shortage of quality housing is a substantial deterrent to the future economic growth and development of the City.
4. The future economic wellbeing of the City depends on the Governing Body providing additional incentives for the construction of/or renovation of quality housing in the City.

Based on these findings and determinations, the Governing Body proposed the establishment of a Rural Housing Incentive District within Dodge City pursuant to the Act.

Following the adoption of Resolution 2017-08, a certified copy of said Resolution was submitted to the Secretary of Commerce for approval of the establishment of the Rural Housing Incentive District in Dodge City, as required by K.S.A. 12-5244(c).

On April 13, 2017, the Secretary of Commerce provided written confirmation, approving the establishment of Summerlon Properties, LLC – Summerlon Phase V Rural Housing Incentive District (the “District”) (Resolution 2017-08, Exhibit A-21).

## **DEVELOPMENT PLAN ADOPTION**

K.S.A. 12-5245 states that once the City receives approval from the Secretary of Commerce for the development of a Kansas Rural Housing Incentive District, the governing body must adopt a plan for the development of housing and public facilities within the proposed district.

## **DEVELOPMENT PLAN**

As a result of the shortage of quality housing within Dodge City, the City proposes this Development Plan to assist in the development of quality housing within the City.

1. The legal description of the Summerlon Properties, LLC – Summerlon Phase V Rural Housing Incentive District is:

Lots 1-7 of Block 1, Lots 1-21 of Block 2, Replat of Summerlon Addition, Phase V, City of Dodge City, Ford County, Kansas

A map of the District is attached as **Exhibit A** to this document.

2. The assessed valuation of all real estate within the District for 2017 is \$58,660. There are no existing structures on the real estate within the District.

3. The name and address of the owner of record for the real estate within the District is:

Summerlon, Inc  
1902 Hi Street  
Dodge City, KS 67801

4. The housing and public facilities projects that are proposed to be constructed include the following:

**Housing Facilities**

The housing facilities will be composed of twenty-six (26) duplex residences, one (1) tri-plex, and three (3) quad-plexes. The housing facilities will consist of a variety of 2 and 3 bedroom duplexes. Each individual family unit will have laundry hook-ups, cable television hook-ups and garages.

**Public Facilities**

Public improvements include the extension of water and sewer by the City of Dodge City, gas distribution lines by Black Hills Energy and electric distribution lines to the boundaries of the District by Victory Electric. These improvements will be constructed concurrently with the project.

Public improvements will also include construction of infrastructure improvements located within the boundaries of the District, including electric, gas, water, sanitary sewer, storm sewer, storm water detention, streets, street lighting, fire services and sidewalks. Infrastructure improvements will be constructed concurrently with the project

5. The names, addresses and specific interests in the real estate in the District of the developers responsible for development of the housing and public facilities is:

Owner of Real Property: Summerlon, Inc.  
1902 Hi Street  
Dodge City, KS 67801

Developer: Summerlon Properties, LLC  
(Site Work and Infrastructure) P.O. Box 608  
Dodge City, KS 67801

Individuals with Specific Interest: Summerlon Properties, LLC Members  
Greg Gaskill and James Coffin  
P.O. Box 608  
Dodge City, KS 67801

6. The Governing Body of the City entered into a Development Agreement with Summerlon Properties, LLC, a Kansas limited liability corporation, (the “Developer”) in June of 2017. The Development Agreement, as supplemented and amended, includes the project construction schedule, a description of projects to be constructed, financial obligations of the Developer and financial and administrative support from the City. The complete Development Agreement is attached hereto as **Exhibit C**.
  
7. The City’s Finance Director conducted a study to determine whether the public benefits derived from the District will exceed the costs and that the income from the District, together with other sources of revenue provided by the Developer, would be sufficient to pay for the public improvements to be undertaken in the District. A copy of the analysis is attached hereto as **Exhibit B**. The analysis estimates the property tax revenues that will be generated from the District, less existing property taxes, to determine the revenue stream available to support financing the public infrastructure. The revenue stream is compared to the estimated debt service of any bonds needed to finance the project. The estimated costs of the improvements and the costs of the financing is compared to the estimated revenue stream. The estimates indicate that the estimated revenue realized from the project would be adequate to pay the costs of the public infrastructure.

DEVELOPMENT PLAN - EXHIBIT A

MAP OF THE SUMMERLON PROPERTIES, LLC – SUMMERLON PHASE V  
RURAL HOUSING IMPROVEMENT DISTRICT



**DEVELOPMENT PLAN - EXHIBIT B**  
**COMPREHENSIVE FINANCIAL FEASIBILITY ANALYSIS**



## Summerlon V RHID

Payment Date	Interest			Increment	Deficit/Surplus	Cumulative	Principal	Capitalized		Outstanding		int rate
	Payment	Tax Receipt	Amount					Rec'd	Deficit	Paid	Interest	
3/1/2017	0.00				0.00	0.00	0.00	160,000.00	0.00	2,102,000.00	0.0425	
9/1/2017	44,667.50				-44,667.50	0.00	0.00	160,000.00	0.00	2,102,000.00		
3/1/2018	44,667.50	1.00			-44,667.50	0.00	0.00	70,665.00	0.00	2,102,000.00		
9/1/2018	44,667.50	1.00		0.00	-44,667.50	0.00	0.00	25,997.50	0.00	2,102,000.00		
3/1/2019	44,667.50	2.00		37,736.52	-6,930.98	0.00	0.00	19,066.52	0.00	2,102,000.00		
9/1/2019	44,667.50	2.00		37,736.52	-6,930.98	0.00	12,135.54	0.00	0.00	2,089,864.46		
3/1/2020	44,409.62	3.00		77,771.73	33,362.11	0.00	33,362.11	0.00	0.00	2,056,502.35		
9/1/2020	43,700.67	3.00		77,771.73	34,071.06	0.00	34,071.06	0.00	0.00	2,022,431.30		
3/1/2021	42,976.67	4.00		91,195.15	48,218.48	0.00	48,218.48	0.00	0.00	1,974,212.81		
9/1/2021	41,952.02	4.00		91,195.15	49,243.13	0.00	49,243.13	0.00	0.00	1,924,969.68		
3/1/2022	40,905.61	5.00		112,190.62	71,285.01	0.00	71,285.01	0.00	0.00	1,853,684.67		
9/1/2022	39,390.80	5.00		112,190.62	72,799.82	0.00	72,799.82	0.00	0.00	1,780,884.85		
3/1/2023	37,843.80	6.00		112,190.62	74,346.82	0.00	74,346.82	0.00	0.00	1,706,538.03		
9/1/2023	36,263.93	6.00		112,190.62	75,926.69	0.00	75,926.69	0.00	0.00	1,630,611.35		
3/1/2024	34,650.49	7.00		112,190.62	77,540.13	0.00	77,540.13	0.00	0.00	1,553,071.22		
9/1/2024	33,002.76	7.00		112,190.62	79,187.86	0.00	79,187.86	0.00	0.00	1,473,883.36		
3/1/2025	31,320.02	8.00		112,190.62	80,870.60	0.00	80,870.60	0.00	0.00	1,393,012.76		
9/1/2025	29,601.52	8.00		112,190.62	82,589.10	0.00	82,589.10	0.00	0.00	1,310,423.66		
3/1/2026	27,846.50	9.00		112,190.62	84,344.12	0.00	84,344.12	0.00	0.00	1,226,079.55		
9/1/2026	26,054.19	9.00		112,190.62	86,136.43	0.00	86,136.43	0.00	0.00	1,139,943.12		
3/1/2027	24,223.79	10.00		112,190.62	87,966.83	0.00	87,966.83	0.00	0.00	1,051,976.29		
9/1/2027	22,354.50	10.00		112,190.62	89,836.12	0.00	89,836.12	0.00	0.00	962,140.16		
3/1/2028	20,445.48	11.00		112,190.62	91,745.14	0.00	91,745.14	0.00	0.00	870,395.02		
9/1/2028	18,495.89	11.00		112,190.62	93,694.73	0.00	93,694.73	0.00	0.00	776,700.30		
3/1/2029	16,504.88	12.00		112,190.62	95,685.74	0.00	95,685.74	0.00	0.00	681,014.56		
9/1/2029	14,471.56	12.00		112,190.62	97,719.06	0.00	97,719.06	0.00	0.00	583,295.50		
3/1/2030	12,395.03	13.00		112,190.62	99,795.59	0.00	99,795.59	0.00	0.00	483,499.91		
9/1/2030	10,274.37	13.00		112,190.62	101,916.25	0.00	101,916.25	0.00	0.00	381,583.66		
3/1/2031	8,108.65	14.00		112,190.62	104,081.97	0.00	104,081.97	0.00	0.00	277,501.69		
9/1/2031	5,896.91	14.00		112,190.62	106,293.71	0.00	106,293.71	0.00	0.00	171,207.98		

3/1/2032	3,638.17	15.00	112,190.62	108,552.45	0.00	108,552.45	0.00	62,655.53
9/1/2032	1,331.43	15.00	112,190.62	110,859.19	0.00	110,859.19	0.00	-48,203.66

891,396.78

**Assumptions:** \$2,102,000 principal amount  
4.25% interest rate

**DEVELOPMENT PLAN - EXHIBIT C**  
**DEVELOPMENT AGREEMENT**

## Memorandum

*To: City Manager  
City Commissioners*  
*From: Mollea Wainscott  
Special Projects/Housing*  
*Date: 5/1/17*  
*Subject: RHID*  
*Agenda Item: Resolution No. 2017-15*

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**Recommendation:** Staff recommends adoption of Resolution 2017-15, which establishes a date and time for a public hearing as required by Kansas statute.

**Background:** In 2008, the City commissioned a Housing Needs Analysis, which reflected a critical shortage of housing available in the community. In 2009, the City Commission adopted a Resolution providing for several incentive programs in order to encourage housing development in the City. The Rural Housing Incentive District (RHID) was identified as one of those programs. The RHID has captured the attention of several developers, locally and statewide. In 2015, the City commissioned another Housing Needs Analysis taking into consideration the progress that had developed since the 2008 Analysis. The latest Analysis continued to reflect a major shortage of housing. The establishment of this RHID will provide an incentive needed to entice developers to and in our community.

**Justification:** Housing continues to be a constant challenge in the Dodge City area. Establishment of the RHID is necessary in order to address the City's critical housing shortage.

**Financial Considerations:** None at this time. However, if utilized, the financial consideration would be dependent upon each independent development agreement.

**Purpose/Mission:** To provide adequate housing in order for the City to accommodate present and future growth.

**Legal Considerations:** None

**Attachments:** Resolution No. 2017-15

**RESOLUTION NO. 2017-15**

**A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF DODGE CITY, KANSAS DETERMINING THAT THE CITY IS CONSIDERING ESTABLISHING A RURAL HOUSING INCENTIVE DISTRICT WITHIN THE CITY AND ADOPTING A PLAN FOR THE DEVELOPMENT OF HOUSING AND PUBLIC FACILITIES IN SUCH PROPOSED DISTRICT; ESTABLISHING THE DATE AND TIME OF A PUBLIC HEARING ON SUCH MATTER, AND PROVIDING FOR THE GIVING OF NOTICE OF SUCH PUBLIC HEARING. (WAGON WHEEL II)**

**WHEREAS**, K.S.A. 12-5241 et seq. (the “Act”) authorizes any city incorporated in accordance with the laws of the state of Kansas (the “State”) with a population of less than 60,000 located in a county with a population of less than 80,000, to designate rural housing incentive districts within such city; and

**WHEREAS**, prior to such designation the governing body of such city shall conduct a housing needs analysis to determine what, if any, housing needs exist within its community; and

**WHEREAS**, after conducting such analysis, the governing body of such city may adopt a resolution making certain findings regarding the establishment of a rural housing incentive district and providing the legal description of property to be contained therein; and

**WHEREAS**, after publishing such resolution, the governing body of such city shall send a copy thereof to the Secretary of Commerce of the State (the “Secretary”) requesting that the Secretary agree with the finding contained in such resolution; and

**WHEREAS**, if the Secretary agrees with such findings, such city may proceed with the establishment of a rural housing incentive district within such city and adopt a plan for the development or redevelopment of housing and public facilities in the proposed district; and

**WHEREAS**, the City of Dodge City, Kansas (the “City”) has an estimated population of 27,340, is located in Ford County, Kansas, which has an estimated population of 33,848, and therefore constitutes a city as said term is defined in the Act; and

**WHEREAS**, the Governing Body of the City has performed a Housing Needs Analysis dated May 2015 (the “Needs Analysis”), a copy of which is on file in the office of the City Clerk; and

**WHEREAS**, the Governing Body of the City has heretofore adopted Resolution No. 2017-07 which made certain findings relating to the need for financial incentives relating to the construction of quality housing within the City, declared it advisable to establish a Rural Housing Incentive District pursuant to the Act and authorized the submission of such Resolution and a Housing Needs Analysis to the Kansas Department of Commerce in accordance with the provisions of the Act; and

**WHEREAS**, the Secretary of the Kansas Department of Commerce, pursuant to a letter dated April 13, 2017 authorized the City to proceed with the establishment of a Rural Housing Incentive District pursuant to the Act (the “District”); and

**WHEREAS**, the City has caused to be prepared a plan for the development or redevelopment of housing and public facilities in the District in accordance with the provisions of the Act (the “Plan”); and

**WHEREAS**, the Plan includes:

1. The legal description and map required by subsection (a) of K.S.A. 12-5245;
2. The existing assessed valuation of the real estate in the proposed District listing the land and improvement values separately;
3. A list of the names and addresses of the owners of record of all real estate parcels within the proposed District;
4. A description of the housing and public facilities project or projects that are proposed to be constructed or improved in the proposed District, and the location thereof;
5. A listing of the names, addresses and specific interests in real estate in the proposed District of the developers responsible for development of the housing and public facilities in the proposed District;
6. The contractual assurances, if any, the Governing Body has received from such developer or developers, guaranteeing the financial feasibility of specific housing tax incentive projects in the proposed District;
7. A comprehensive analysis of the feasibility of providing housing tax incentives in the proposed District as provided in the Act, which shows the public benefits derived from such District will exceed the costs and that the income therefrom, together with all public and private sources of funding, will be sufficient to pay for the public improvements that may be undertaken in such District; and

**WHEREAS**, the Governing Body of the City proposes to continue proceedings necessary to create a Rural Housing Incentive District, in accordance with the provisions of the Act, and adopt the Plan, by the calling of a public hearing on such matters.

**THEREFORE, BE IT RESOLVED** by the Governing Body of the City of Dodge City, Kansas as follows:

**Section 1. Proposed Rural Housing Incentive District.** The Governing Body hereby declares an intent to establish within the City a Rural Housing Incentive District. The District is proposed to be formed within the boundaries of the real estate legally described in *Exhibit A* attached hereto, and shown on the map depicting the

existing parcels of land attached hereto as *Exhibit B*. A list of the names and addresses of the owners of record of all real estate parcels within the proposed District and the existing assessed valuation of said real estate, listing the land and improvement values separately, is attached hereto as *Exhibit C*.

**Section 2. Proposed Plan.** The Governing Body hereby further declares an intent to adopt the Plan in substantially the form presented to the Governing Body that date. A copy of the Plan shall be filed in the office of the City Clerk and be available for public inspection during normal business hours. A description of the housing and public facilities projects that are proposed to be constructed or improved in the proposed District, and the location thereof are described in *Exhibit D* attached hereto. A summary of the contractual assurances by the developer and the comprehensive feasibility analysis is contained in *Exhibit E* attached hereto.

**Section 3. Public Hearing.** Notice is hereby given that a public hearing will be held by the Governing Body of the City to consider the establishment of the District and adoption of the Plan on June 5, 2017, at the City Commission Meeting Room, City Hall, 806 N. Second Avenue, Dodge City, Kansas 67801; the public hearing to commence at 7:00 p.m. or as soon thereafter as the Governing Body can hear the matter. At the public hearing, the Governing Body will receive public comment on such matters, and may, after the conclusion of such public hearing, consider the findings necessary for establishment of the District and adoption of the Plan, all pursuant to the Act.

**Section 4. Notice of Public Hearing.** The City Clerk is hereby authorized and directed to provide for notice of the public hearing by taking the following actions;

- a) A certified copy of this resolution shall be delivered to:
  - i) the Board of County Commissioners of Ford County, Kansas;
  - ii) the Board of Education of U.S.D. No. 443; and
  - iii) the Planning Commission of the City.
- b) This Resolution, specifically including *Exhibit A* thru *E* attached hereto, shall be published at least once in the official newspaper of the City not less than one week nor more than two weeks preceding the date of the public hearing.

**Section 5. Further Action.** The Mayor, City Manager, City Clerk and the officials and employees of the City, including the City Attorney, are hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this Resolution.

**Section 6. Effective Date.** This Resolution shall take effect after its adoption by the Governing Body.

**ADOPTED** by the Governing Body of the City of Dodge City, Kansas, on May 1, 2017.

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Rick Sowers, Mayor

ATTEST:

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Nannette Pogue, City Clerk

***EXHIBIT A***

**LEGAL DESCRIPTION OF PROPOSED  
RURAL HOUSING IMPROVEMENT DISTRICT BOUNDARIES  
FOR WAGON WHEEL II PROJECT**

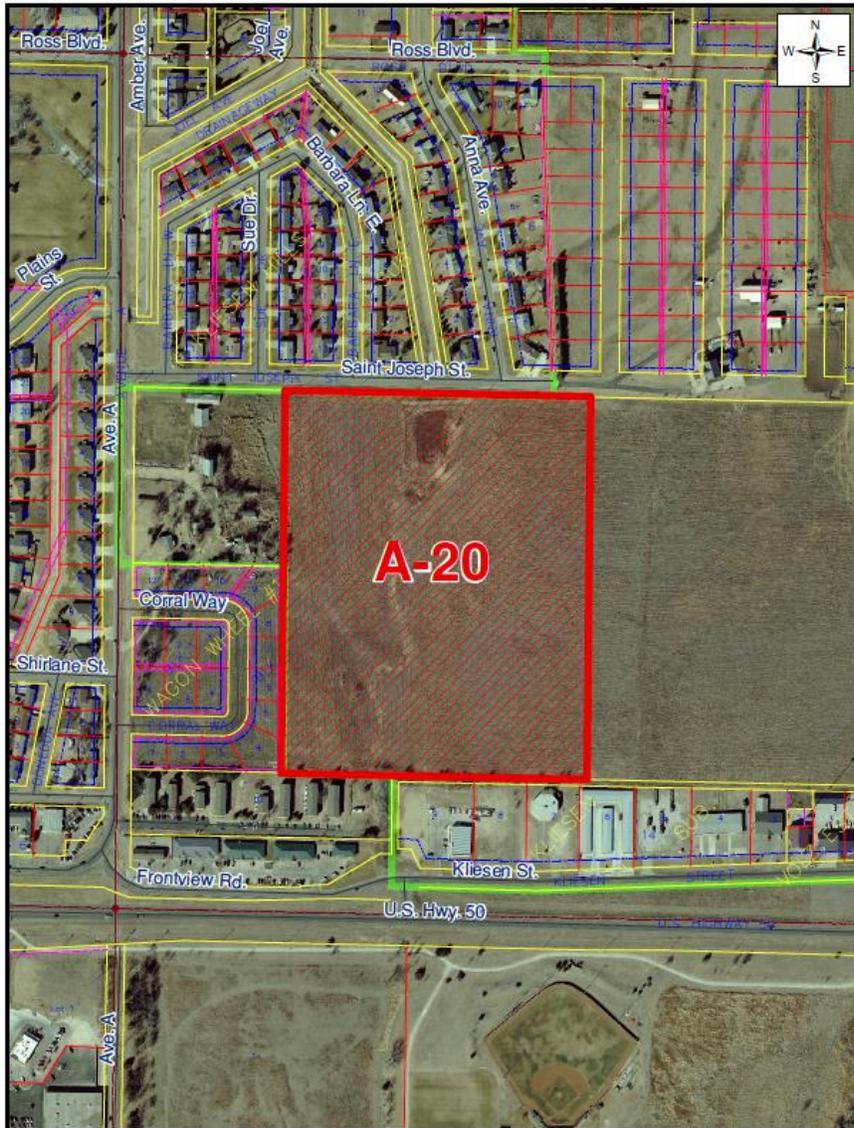
A tract of land in the Southwest Quarter of Section 13, Township 26 South, Range 25 West of the Sixth Principal Meridian, Ford County, Kansas described as follows:

Beginning at the Northeast Corner of Lot 9, Wagon Wheel Addition, City of Dodge City, Ford County, Kansas; thence  
N00°28'57"W 551.22 feet to a point on the South Line of Kliesen Hills Addition, City of Dodge City, Ford County, Kansas; thence  
S89°41'14"E 853.00 feet along the South Line of the said Kliesen Hills Addition and the South Line of Kliesen Subdivision, City of Dodge City, Ford County, Kansas; thence  
S00°28'58"E 1194.15 feet; thence  
N89°43'15"W 853.00 feet to the Southeast Corner of Lot 4, Wagon Wheel Addition, City of Dodge City, Ford County, Ks; thence  
N00°28'57"W 643.43 feet to the point of beginning, containing 23.4 acres.

Subject to easements and restrictions of record.

**EXHIBIT B**

**MAP OF PROPOSED  
RURAL HOUSING IMPROVEMENT DISTRICT BOUNDARIES  
FOR SUMMERLON WAGON WHEEL II PROJECT**



*EXHIBIT C*

**NAMES AND ADDRESSES OF THE OWNERS OF RECORD OF ALL REAL  
ESTATE PARCELS WITHIN THE PROPOSED RURAL HOUSING INCENTIVE  
DISTRICT AND THE EXISTING ASSESSED VALUATION OF SAID  
REAL ESTATE PARCELS**

Owner of Record: Volz Builders, LLC  
11170 Kliesen  
Dodge City, KS 67801

2017 Assessed Valuation: Land: \$2,830  
Improvements: \$0 (vacant land)

## ***EXHIBIT D***

### **DESCRIPTION OF THE HOUSING AND PUBLIC FACILITIES PROJECT OR PROJECTS THAT ARE PROPOSED TO BE CONSTRUCTED OR IMPROVED IN THE PROPOSED RURAL HOUSING INCENTIVE DISTRICT**

#### ***Housing Facilities***

The housing facilities will be composed of sixty (60) residences.

#### ***Public Facilities***

Public improvements will include the extension of water, sewer, gas, and electric distribution lines along the boundaries of the development. Public improvements will also include construction of infrastructure improvements located within the boundaries of the development, including water, sanitary sewer, storm sewer, storm water detention, streets and street lighting. The public improvements will be constructed as necessary to serve the Project as described above.

## ***EXHIBIT E***

### **SUMMARY OF THE CONTRACTUAL ASSURANCES BY THE DEVELOPER AND OF THE COMPREHENSIVE FEASIBILITY ANALYSIS**

#### Contractual Assurances.

The Governing Body of the City of Dodge City has entered into a development agreement with Volz Builders, LLC. This agreement, as supplemented and amended, includes the project construction schedule, a description of projects to be constructed, financial obligations of the developer and financial and administrative support from the City of Dodge City.

#### Feasibility Study.

The City conducted a study to determine whether the public benefits derived from the District will exceed the costs and that the income from the District, together with other sources of revenue provided by the developer, would be sufficient to pay for the public improvements to be undertaken in the District. The analysis estimates the property tax revenues that will be generated from the development, less existing property taxes to determine the revenue stream available to support the costs of the public infrastructure. Currently the estimates indicate that the revenue realized from the project would be adequate to pay the costs of the public infrastructure.

**DEVELOPMENT PLAN  
VOLZ BUILDERS, LLC – WAGON WHEEL II RURAL HOUSING INCENTIVE  
DISTRICT OF THE CITY OF DODGE CITY, KANSAS**

**May 1, 2017**

**INTRODUCTION**

On March 6, 2017 the Governing Body of the City of Dodge City, Kansas (the “City”) adopted Resolution 2017-07 that found and determined that:

1. There is a shortage of quality housing of various price ranges in the City despite the best efforts of public and private housing developers.
2. The shortage of quality housing can be expected to persist and that additional financial incentives are necessary in order to encourage the private sector to construct or renovate housing in the City.
3. The shortage of quality housing is a substantial deterrent to the future economic growth and development of the City.
4. The future economic wellbeing of the City depends on the Governing Body providing additional incentives for the construction of/or renovation of quality housing in the City.

Based on these findings and determinations, the Governing Body proposed the establishment of a Rural Housing Incentive District within Dodge City pursuant to the Act.

Following the adoption of Resolution 2017-07, a certified copy of said Resolution was submitted to the Secretary of Commerce for approval of the establishment of the Rural Housing Incentive District in Dodge City, as required by K.S.A. 12-5244(c).

On April 13, 2017, the Secretary of Commerce provided written confirmation, approving the establishment of Volz Builders, LLC – Wagon Wheel II Rural Housing Incentive District (the “District”) (Resolution 2017-07, Exhibit A-20).

**DEVELOPMENT PLAN ADOPTION**

K.S.A. 12-5245 states that once the City receives approval from the Secretary of Commerce for the development of a Kansas Rural Housing Incentive District, the governing body must adopt a plan for the development of housing and public facilities within the proposed district.

**DEVELOPMENT PLAN**

As a result of the shortage of quality housing within Dodge City, the City proposes this Development Plan to assist in the development of quality housing within the City.

1. The legal description of the Volz Builders, LLC – Wagon Wheel II Rural Housing Incentive District is:

A tract of land in the Southwest Quarter of Section 13, Township 26 South, Range 25 West of the Sixth Principal Meridian, Ford County, Kansas described as follows:

Beginning at the Northeast Corner of Lot 9, Wagon Wheel Addition, City of Dodge City, Ford County, Kansas; thence

N00°28'57"W 551.22 feet to a point on the South Line of Kliesen Hills Addition, City of Dodge City, Ford County, Kansas; thence

S89°41'14"E 853.00 feet along the South Line of the said Kliesen Hills Addition and the South Line of Kliesen Subdivision, City of Dodge City, Ford County, Kansas; thence

S00°28'58"E 1194.15 feet; thence

N89°43'15"W 853.00 feet to the Southeast Corner of Lot 4, Wagon Wheel Addition, City of Dodge City, Ford County, Ks; thence

N00°28'57"W 643.43 feet to the point of beginning, containing 23.4 acres.

Subject to easements and restrictions of record.

A map of the District is attached as **Exhibit A** to this document.

2. The assessed valuation of all real estate within the District for 2017 is \$2,830.00. There are no existing structures on the real estate within the District.
3. The name and address of the owner of record for the real estate within the District is:

Volz Builders, LLC  
11170 Kliesen  
Dodge City, KS 67801

4. The housing and public facilities projects that are proposed to be constructed include the following:

#### **Housing Facilities**

The housing facilities will be composed of sixty (60) single family residences with an assessed evaluation of not less than One Hundred Seventy Five Thousand Dollars (\$155,000.00) each. The housing facilities will be constructed as one project, in two phases.

#### **Public Facilities**

Public improvements include the extension of water and sewer by the City of Dodge City, gas distribution lines by Black Hills Energy and electric distribution lines to the

boundaries of the District by Victory Electric. These improvements will be constructed concurrently with the project.

Public improvements will also include construction of infrastructure improvements located within the boundaries of the District, including electric, gas, water, sanitary sewer, storm sewer, storm water detention, streets, street lighting, fire services and sidewalks. Infrastructure improvements will be constructed concurrently with the project

5. The names, addresses and specific interests in the real estate in the District of the developers responsible for development of the housing and public facilities is:

Owner of Real Property: Volz Builders, LLC  
11170 Kliesen  
Dodge City, KS 67801

Developer:  
(Site Work and Infrastructure) Volz Builders, LLC  
11170 Kliesen  
Dodge City, KS 67801

Individuals with Specific Interest: Volz Builders, LLC Members  
Timothy E. Volz  
11170 Kliesen  
Dodge City, KS 67801

6. The Governing Body of the City entered into a Development Agreement with Volz Builders, LLC, a Kansas limited liability corporation, (the “Developer”) in June of 2017. The Development Agreement, as supplemented and amended, includes the project construction schedule, a description of projects to be constructed, financial obligations of the Developer and financial and administrative support from the City. The complete Development Agreement is attached hereto as **Exhibit C**.
7. The City’s Finance Director conducted a study to determine whether the public benefits derived from the District will exceed the costs and that the income from the District, together with other sources of revenue provided by the Developer, would be sufficient to pay for the public improvements to be undertaken in the District. A copy of the analysis is attached hereto as **Exhibit B**. The analysis estimates the property tax revenues that will be generated from the District, less existing property taxes, to determine the revenue stream available to support financing the public infrastructure. The revenue stream is compared to the estimated debt service of any bonds needed to finance the project. The estimated costs of the improvements and the costs of the financing is compared to the estimated revenue stream. The estimates indicate that the estimated revenue realized from the project would be adequate to pay the costs of the public infrastructure.

**DEVELOPMENT PLAN - EXHIBIT A**

**MAP OF THE VOLZ BUILDERS, LLC – WAGON WHEEL II  
RURAL HOUSING IMPROVEMENT DISTRICT**





**RESOLUTION NO. 2017-16**

**A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF DODGE CITY, KANSAS ESTABLISHING THE DATE AND TIME OF A PUBLIC HEARING FOR CONSIDERATION OF ADOPTION OF (1) AN AMENDED STAR BOND DISTRICT PLAN AND (2) A STAR BOND PROJECT PLAN POWER CENTER AREA 1 WITHIN A STAR BOND DISTRICT PREVIOUSLY CREATED WITHIN THE CITY PURSUANT TO K.S.A. 12-17,160 *ET SEQ.*, AND PROVIDING FOR THE GIVING OF NOTICE OF SUCH PUBLIC HEARING.**

**WHEREAS**, the City of Dodge City, Kansas (the “City”) desires to promote, stimulate and develop the general and economic welfare of the City and the state of Kansas (the “State”) and to assist in the development and redevelopment of eligible areas within the City, thereby promoting the general welfare of the citizens of the State and the City, by authorizing cities and counties to acquire certain property and to issue sales tax and revenue (STAR) bonds for the financing of STAR bond projects pursuant to the provisions of K.S.A. 12-17,160 *et seq.*, as amended (the “Act”); and

**WHEREAS**, pursuant to the Act the City is authorized to establish STAR bond project districts within eligible areas of the City, as said terms are defined in the Act, to approve STAR bond project district plans for the completion of STAR bond projects within such STAR bond project district, and to finance all or a portion of STAR bond project costs from state and local sales revenues derived from the STAR bond project district, other revenues described in the Act, or a combination thereof or from the proceeds of special obligation tax increment bonds of the City payable from such described revenues; and

**WHEREAS**, upon the creation of a STAR bond project district pursuant to the Act, the City may propose to undertake one or more STAR bond projects and shall prepare a STAR bond project plan, which may be implemented in separate development stages, in consultation with the City's planning commission; and

**WHEREAS**, after a public hearing after notice in accordance with the Act, the City Commission on March 19, 2012, adopted Ordinance No. 3527 creating a STAR Bond Project District; and

**WHEREAS**, after a public hearing after notice in accordance with the Act, the City Commission on October 23, 2014, adopted Ordinance No. 3594 expanding STAR Bond Project District to include the Heritage Area; and

**WHEREAS**, after a public hearing after notice in accordance with the Act, the City Commission on April 20, 2015, adopted Ordinance No. 3605 approving the STAR Bond Project Plan for the Heritage Area of the STAR Bond District; and

**WHEREAS**, after a public hearing after notice in accordance with the Act, the City Commission on February 3, 2017, adopted Ordinance No. 3650 expanding STAR Bond Project District to include the Power Center Area; and

**WHEREAS**, on May 1, 2017 prior to the City Commission meeting the Planning Commission of the City made a finding that the STAR Bond Project Plan for Power Center Area 1 (the “STAR Bond Project Plan”) is consistent with the intent of the City’s comprehensive plan for the development of the City; and

**WHEREAS**, the City Commission is considering the adoption of an Amended STAR Bond District Plan dated April \_\_\_, 2017 (the “Amended STAR Bond District Plan”) for the STAR Bond District to amend

the Power Center Area by dividing the Power Center Area into two separate project areas consisting of (a) "Power Center Project Area 1" of approximately 14 acres of real property generally located immediately west of the intersection of North 14<sup>th</sup> Avenue and Soule Street; and (b) "Power Center Project Area 2" is the remaining approximately 205 acres in the Power Center Area and (2) adoption of the STAR Bond Project Plan for Power Center Area 1; and

**WHEREAS**, the governing body of the City shall provide notice of such public hearing in accordance with the Act regarding the Amended STAR Bond District Plan and STAR Bond Project Plan; and

**WHEREAS**, at the public hearing a representative of the City shall present the proposed STAR Bond Project Plan and all interested persons shall be given an opportunity to be heard; and

**WHEREAS**, following the conclusion of such public hearing, the governing body may adopt the Amended STAR Bond District Plan and the STAR Bond Project Plan by ordinance passed upon a 2/3 vote; and

**WHEREAS**, the City Commission desires to establish June 5, 2017 as the date for the public hearing for the Amended STAR Bond District Plan and the STAR Bond Project Plan.

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

**Section 1. Public Hearing.** Notice is hereby given that a public hearing will be held by the City Commission to consider the approval of the Amended STAR Bond District Plan and the STAR Bond Project Plan on June 5, 2017, at the Commission Chambers located at City Hall, 806 North Second Avenue, Dodge City, Kansas, 67801, the public hearing to commence at 7:00 p.m. or as soon thereafter as the City Commission can hear the matter. At the public hearing a representative of the City shall present the Amended STAR Bond District Plan and the STAR Bond Project Plan, the City Commission will receive public comment on the Amended STAR Bond District Plan and the STAR Bond Project Plan, and may, after the conclusion of such public hearing, the City Commission may approve the Amended STAR Bond District Plan and the STAR Bond Project Plan by Ordinance in accordance with the provisions of the Act.

**Section 2. Notice of Public Hearing.** The City Clerk is hereby authorized and directed to provide for notice of the public hearing by taking the following actions:

(a) A copy of this resolution shall be mailed by United States certified mail, return receipt requested, within 10 days of this date to:

(i) the Board of County Commissioners of Ford County, Kansas;

(ii) the Board of Education of U.S.D. No. 443;

(iii) each owner and occupant of land within the STAR Bond Project District.

(b) This resolution, specifically including the *Exhibits* attached hereto, shall be published once in the official newspaper of the City not less than one week nor more than two weeks preceding the date of the public hearing.

**Section 3. STAR Bond Project District and Power Center Area.** The STAR Bond Project District consists of three areas, which are depicted on the maps on *Exhibit A* attached hereto. The Power Center Area within the STAR Bond Project District is depicted on *Exhibit B* and legally described on *Exhibit C* attached hereto. A map showing Power Center Project Area 1 and Power Center Project Area 2 is attached hereto as *Exhibit D* and the two project areas comprising the Power Center Area are legally described on *Exhibit E* attached hereto

**Section 4. Public Records.** Copies of the Amended District Plan and the STAR Bond Project Plan, including a summary of the feasibility study, relocation assistance plan and any financial guarantees of the proposed developer and a description and map of the STAR Bond District are public records and are available for public inspection during regular office hours in the office of the City Clerk, City Hall, 806 North Second Avenue, Dodge City, Kansas, 67801.

**Section 5. Further Action.** The Mayor, City Manager, City Clerk and other officials and employees of the City, including Gilmore & Bell, P.C., Bond Counsel, are hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this resolution.

**Section 6. Reimbursement.** The City expects to make capital expenditures after the date of this Resolution in connection with acquisition of property and costs related to the STAR Bond Project Plan and the City intends to reimburse itself for such expenditures with the proceeds of bonds, notes or a lease purchase agreement in the maximum principal amount of \$7,917,707.

**Section 7. Effective Date.** This resolution shall be effective upon its adoption by the City Commission of the City of Dodge City, Kansas.

**ADOPTED** by the City Commission of the City of Dodge City, Kansas on May 1, 2017.

[SEAL]

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Mayor

Attest:

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City Clerk

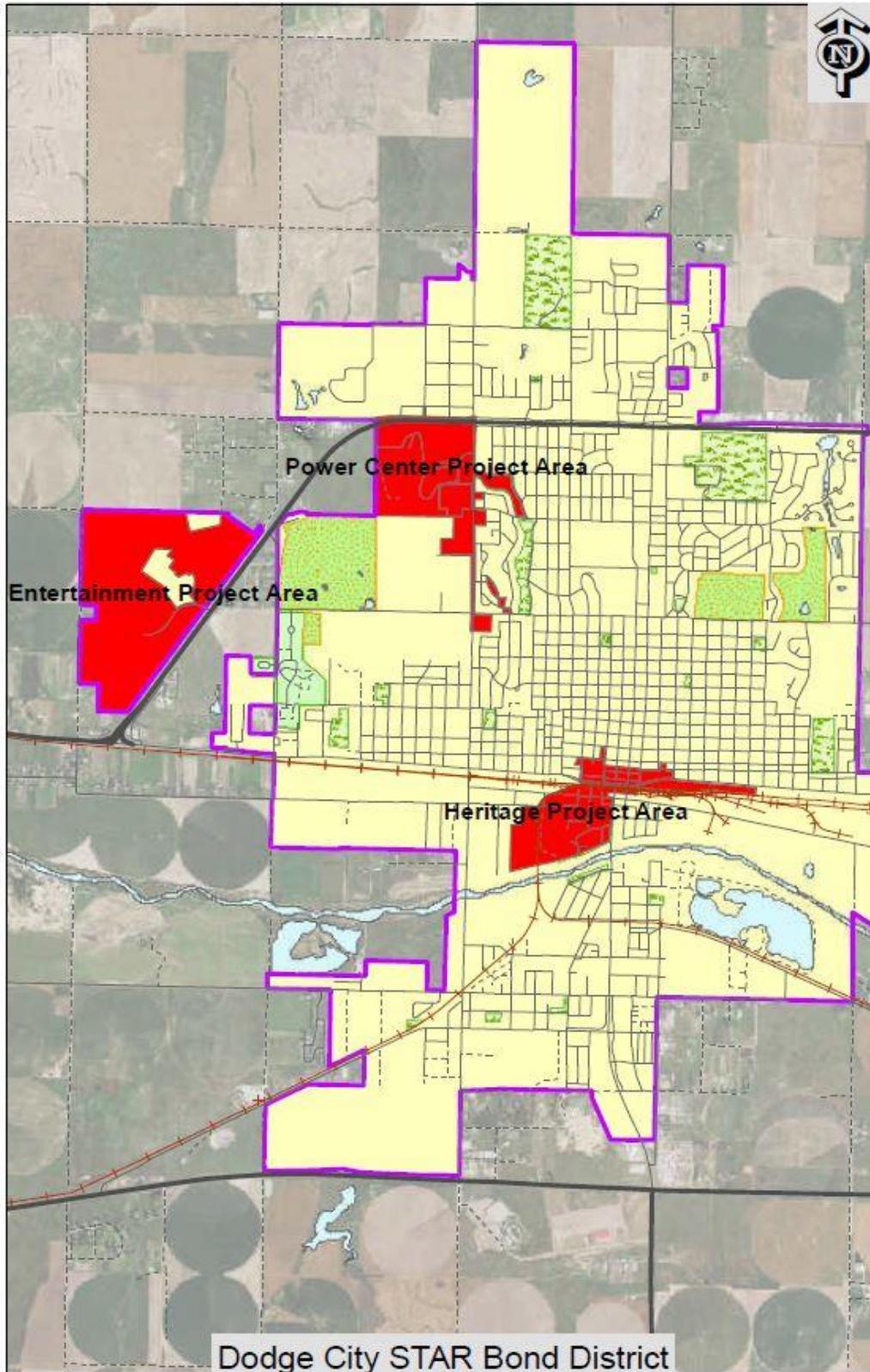
Approved As To Form Only:

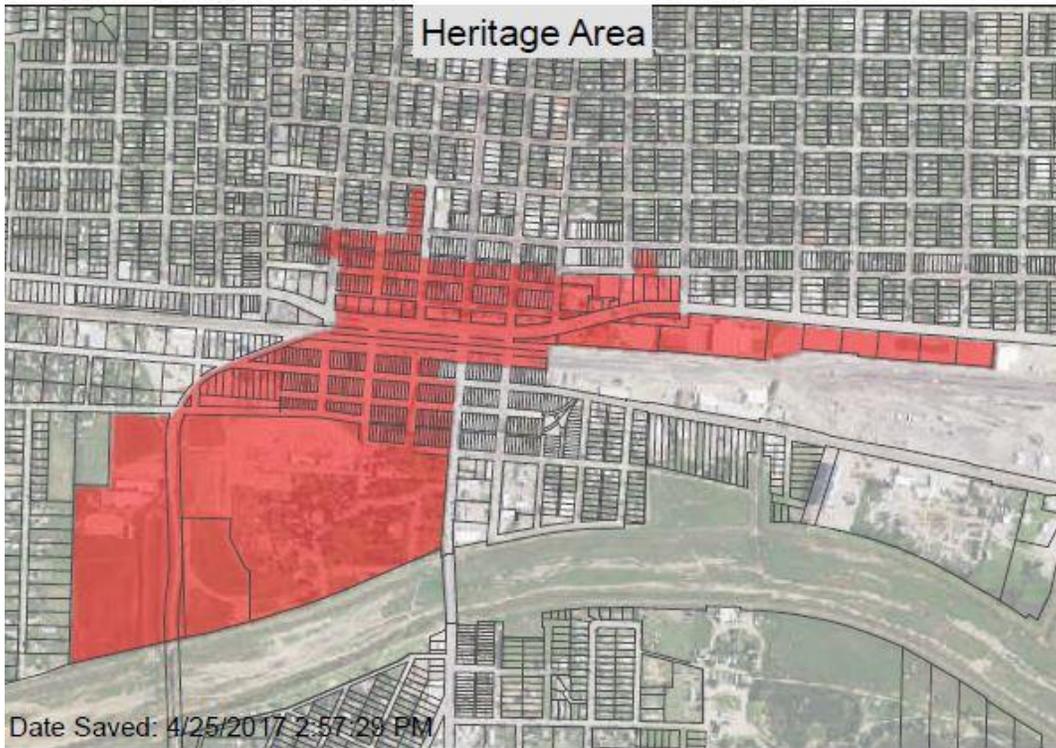
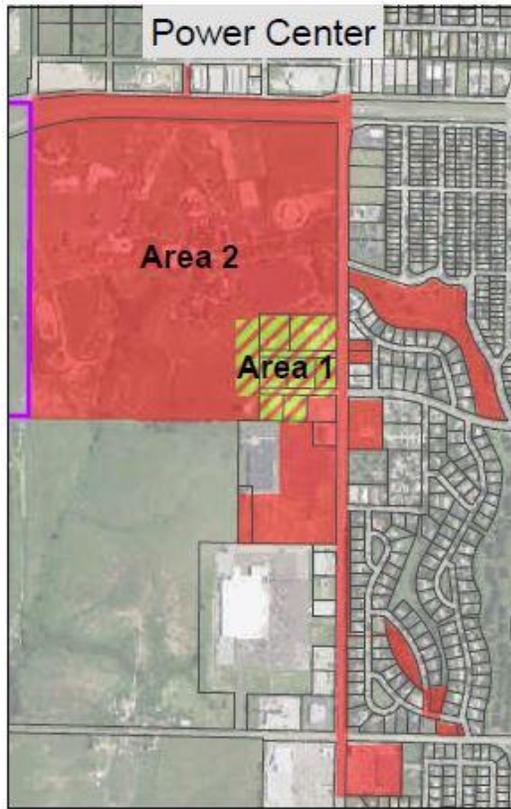
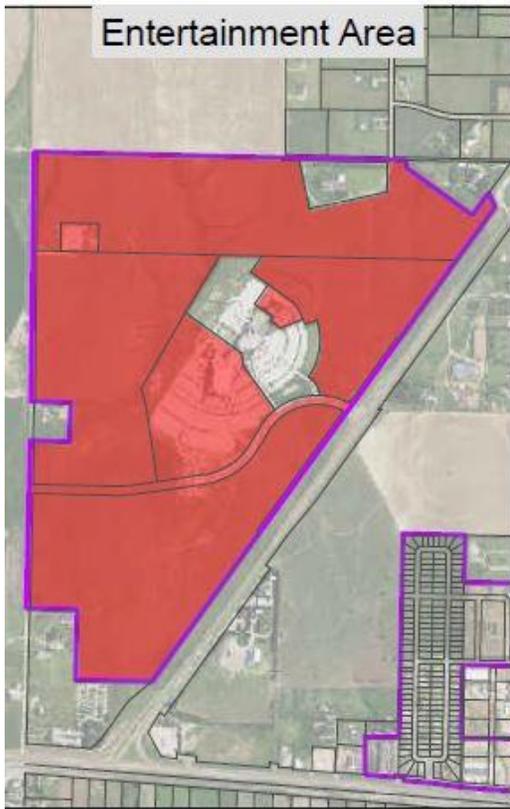
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City Attorney

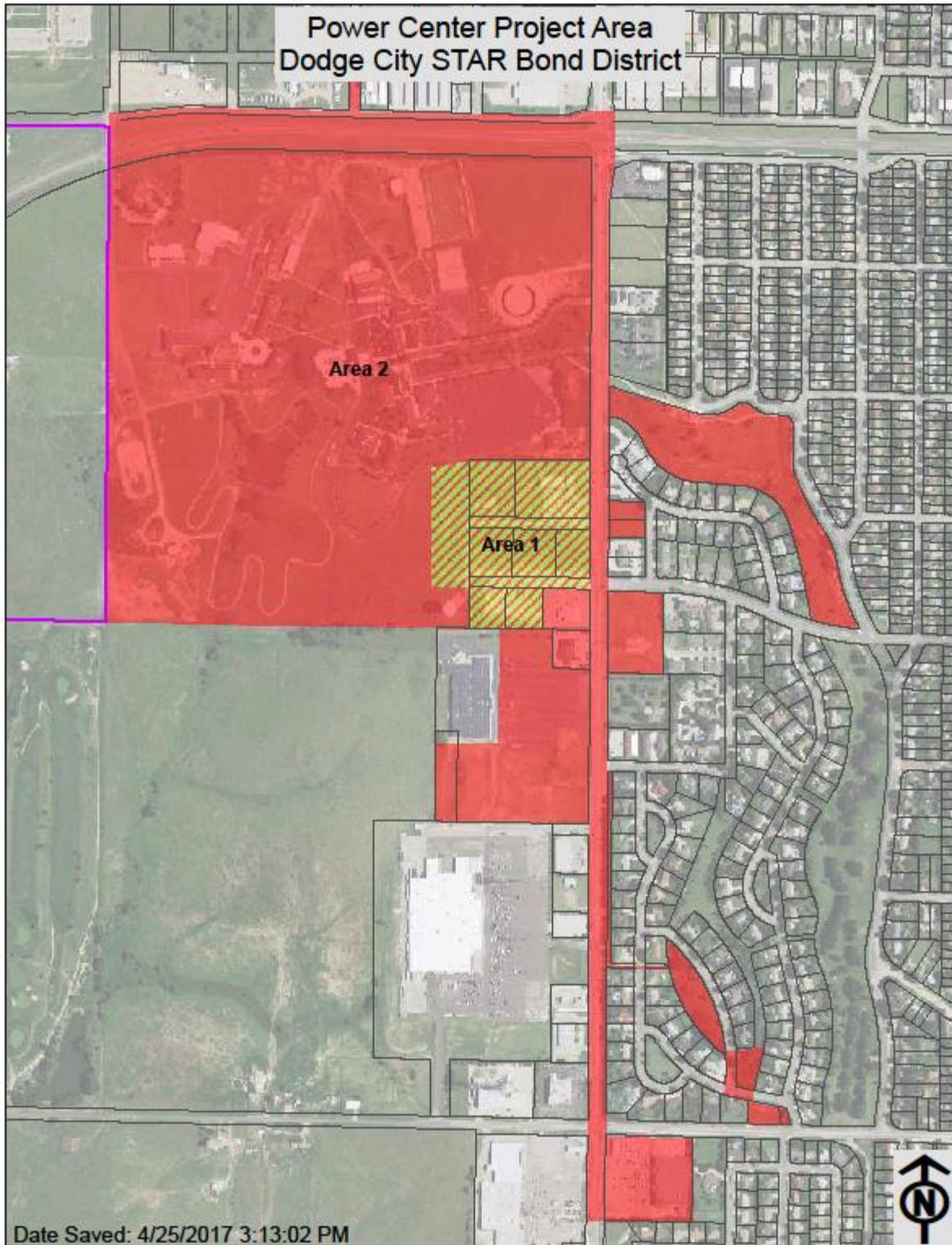
**EXHIBIT A**

**MAP OF STAR BOND PROJECT DISTRICT  
AND  
PROJECT AREAS**





**EXHIBIT C**  
**MAP OF POWER CENTER PROJECT AREAS 1 AND 2**



**EXHIBIT D**  
**LEGAL DESCRIPTION OF POWER CENTER PROJECT AREA 1**

## *Memorandum*

*To: Cherise Tieben, City Manager*  
*From: Joann Knight*  
*Date: April 27, 2017*  
*Subject: Resolution No. 2017-17*

*Agenda Item: Ordinances and Resolutions*

---

**Recommendation:** I recommend the approval of Resolution No. 2017-17, allowing the City of Dodge City to apply for funding from the United State Department of Agriculture Rural Business Enterprise Grant and administer the funds if awarded.

**Background:** City and Development Corporation staff and volunteers have been coordinating efforts to bring higher education opportunities for mid-level health care providers to Southwest Kansas. We have been in discussions with Fort Hays State University, Wichita State University and University of Kansas to identify outreach programs that could help educate individuals to provide services to meet the healthcare needs of the Southwest Kansas residents. Now, a feasibility study needs to be prepared as well as a healthcare strategic plan. We can apply for funding to assist with the cost of the plans and hiring a consultant to help with the coordination of the meetings that will be required to identify the best options available for all the universities expressing interest in this proposal.

**Justification:** This is the next step in moving forward on this opportunity and we will need expertise to provide the studies as well a consultant to focus on the project to keep the project moving forward and coordinate all the different stakeholders in the education realm as well as Southwest Kansas communities.

**Financial Considerations:** The Dodge City/Ford County Development Corporation will provide funding to this project for the match needed and work on obtaining additional grant funds for the project. City staff time will also be eligible for in-kind match for the funds. We would like to request \$10,000 from the City's 2018 Budget as part of the match commitment as well as office space and equipment. The grant time frame for budget will run August 2017 – July 2018. Administration of the grant funds, if awarded will need to be provided by the City and/or Economic Development staff.

**Purpose/Mission:** To improve the health care and education opportunities for this region.

**Legal Considerations:** None

**Attachments:** Resolution No. 2017-17.

**RESOLUTION NO. 2017-17**

**A RESOLUTION CERTIFYING LEGAL AUTHORITY  
TO APPLY FOR AND ADMINISTER THE 2017 RURAL BUSINESS  
ENTERPRISE GRANT  
FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE,  
RURAL DEVELOPMENT**

**WHEREAS**, City of Dodge City, is a legal governmental entity as provided by the STATE OF KANSAS, and

**WHEREAS**, City of Dodge City, desires to obtain financial assistance from Rural Development, United States Department of Agriculture for the purpose of providing funding to coordinate feasibility and planning for the potential to bring mid-level healthcare training opportunities to Dodge City to serve the Southwest Kansas Region, and

**WHEREAS**, City of Dodge City, authorized Cherise Tieben, City Manager, as approved by the Kansas Department of Agriculture, to act as the applicant's official representative in signing and submitting the application for the 2017 RURAL BUSINESS ENTERPRISE GRANT.

**ADOPTED** by the Governing Body of the City of Dodge City, Kansas, on May 1, 2017.

**DATE:** May 1, 2017

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Rick Sowers, Mayor

ATTEST:

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Nannette Pogue, City Clerk

## *Memorandum*

*To: City Manager  
City Commissioners*

*From: Nathan Littrell*

*Date: May 1, 2017*

*Subject: Wagon Wheel Addition, Unit Two –  
Final Plat*

*Agenda Item: New Business*

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**Recommendation:** The Planning Commission met March 28, 2017 to review and recommend approval of this plat. This plat meets all of the requirements of the Dodge City Zoning Regulations and the Dodge City Subdivision Regulations.

**Background:** Tim Volz is planning to build a single-family housing development once this plat is approved. This property was recently annexed into the City and rezoned. This Plat will allow for 60 residential lots.

**Justification:** This property is zoned R-1, Residential Low Density and conforms to the Dodge City Subdivision Regulations, Dodge City Zoning Regulations and the City Comprehensive Plan.

**Financial Considerations:** None

**Purpose/Mission:** To provide additional residential development.

**Legal Considerations:** None

**Attachments:** Plat Approval Application, Wagon Wheel Addition, Unit Two Final Plat

CITY OF DODGE CITY  
APPLICATION FOR PLAT APPROVAL

Section No. 13  
Township No. 26S  
Range No. 25W

Subdivision Case No. 17-04  
Date Filed 4/26/17

- I. Name of Subdivision WAGON WHEEL ADDITION, UNIT TWO
- II. General Location ST. JOSEPH ST. & BARBARA LN.
- III. Name of Property Owner KELLY S. HENRICHS  
Address 500 ST. JOSEPH ST., DODGE CITY, KS 67801  
Phone \_\_\_\_\_
- IV. Name of Agent TIM VOLZ / VOLZ BUILDERS  
Address 11170 KLIESEN ST., DODGE CITY, KS 67801  
Phone 620-255-3127
- V. Name of Surveyor TIM SLOAN / SMH CONSULTANTS  
Address 707 3RD AVE, SUITE A, DODGE CITY, KS 67801  
Phone 620-255-1952
- VI. Subdivision Information:  
A. Gross Acreage of Plat 23.387 (Ac.)
- B. Number of Lots:  
1. Residential 60  
2. Commercial \_\_\_\_\_  
3. Industrial \_\_\_\_\_  
4. Other 2
- C. Minimum Lot Frontage 70' at BUILDING SETBACK
- D. Minimum Lot Area 0.23 AC
- E. Existing Zoning R-1
- F. Proposed Zoning -
- G. Public Water Supply Yes X No \_\_\_\_\_
- H. Public Sanitary Sewers Yes X No \_\_\_\_\_

.....

This application was received at the office of the Secretary of the Dodge City Zoning Board at 10:00 (A.M.) (P.M.) on the 26th day of April, 2017. It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ 200.00.

Nathan Littell  
Name

Planning & Zoning Administrator  
Title

W/4 COR, SEC 13, T26S, R25W  
3/4" PIPE W/ #1053 CAP  
SURVEY BY A TO Z LAND SURVEYING DATED 9-1995

BARBARA LN. W.  
LOT 1, BLK 2 KLIENSEN HILLS SUBDIVISION  
LOT 11, BLK 2 KLIENSEN HILLS SUBDIVISION

SUE DR.  
LOT 1, BLK 3 KLIENSEN HILLS SUBDIVISION  
LOT 13, BLK 3 KLIENSEN HILLS SUBDIVISION

BARBARA LN. E.  
LOT 1, BLK 4 KLIENSEN HILLS SUBDIVISION

WATER WAY  
LOT 1, BLK 5 KLIENSEN HILLS SUBDIVISION

ANNA AVE.  
LOT 1, BLK 6 KLIENSEN HILLS SUBDIVISION

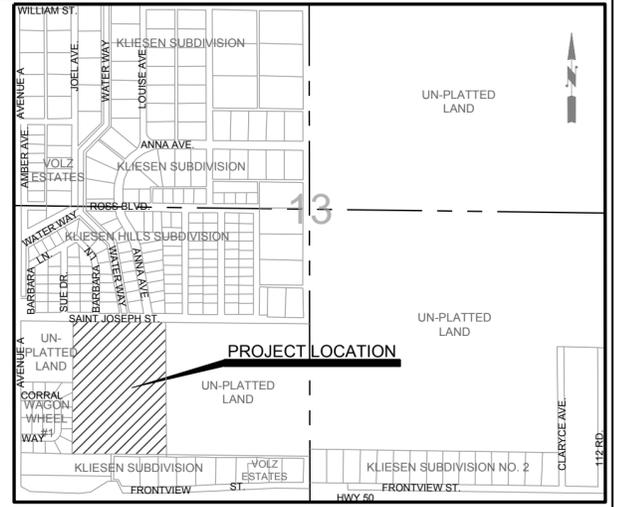
KELLY S. & RONNETTA A. HENRICHS

**LEGEND**

- MONUMENT FOUND (1/2" REBAR), ORIGIN: WAGON WHEEL ADDITION, UNIT ONE UNLESS OTHERWISE NOTED
- 1/2" X 24" REBAR W/CLS 66 CAP SET
- △ SECTION CORNER, NOTE: ALL SECTION CORNER MONUMENT ORIGINS ARE UNKNOWN UNLESS OTHERWISE NOTED.
- (P) PLAT DISTANCE
- (S) SURVEYED DISTANCE
- ⊙ CURVE NUMBERS
- U.E. UTILITY EASEMENT  
UTILITY EASEMENT LINE  
UTILITY EASEMENT HATCH
- D.E. DRAINAGE EASEMENT  
DRAINAGE EASEMENT LINE  
DRAINAGE EASEMENT HATCH
- B.S. BUILDING SETBACK  
BUILDING SETBACK LINE
- R/W RIGHT-OF-WAY

UN-PLATTED LAND

UN-PLATTED LAND



VICINITY MAP (NOT TO SCALE)

**Final Plat of Wagon Wheel Addition, Unit Two Closure Table**

POINT ID	ANG RT	BEARING	DISTANCE	POINT ID	NORTHING	EASTING
12		N 00°28'57"W	551.22	431	1723213.31	875169.00
431	89°12'17"	S 89°41'14"E	853.00	432	1723208.65	876021.98
432	90°47'44"	S 00°28'58"E	1194.15	428	1722014.55	876032.04
428	90°14'17"	N 89°43'15"W	853.00	421	1722018.70	875179.05
421	90°45'42"	N 00°28'57"W	643.43	12	1722662.11	875173.64
12	180°00'00"					

PERIMETER: 4094.80 CUMULATIVE PERIMETER: 4094.80  
 APPROX. SQ. FEET: 1018729.28 ACRES: 23.387  
 APPROX. TOTAL - SQ. FEET: 1018729.28 ACRES: 23.387  
 CORRECT ENDING COORDINATES, NORTH: 1722662.11 EAST: 875173.64  
 ENDING COORDINATES, NORTH: 1722662.11 EAST: 875173.64  
 ERROR, N: -0.00 E: -0.00 TOTAL: 0.00 BRG: N 70°40'01" E  
 DISTANCE TRAVERSED: 4094.80 CLOSURE: 3840041

Notes:  
 No easements, restrictions, reservations, setbacks, or other matter of record, if any, affecting the Title of this property are shown, except as platted, as per agreement with the landowner.

No gaps or overlaps exist.

There are no lines of possession that affect this survey.  
 Parent Tract is recorded in Book 234, Page 564-566, Register of Deeds Office, Ford County, Kansas.

There are no buildings on the subject property.

All building setback lines within the area being platted are to be 30.0' unless otherwise noted.  
 All Right-of-Way widths within the area being platted are to be 60.0' unless otherwise noted.

Zoning: "R-1"  
 UTILITY NOTES:  
 Any utility company that locates facilities in any easement shall have the right to prune, remove, eradicate, cut and clear away any trees, limbs, vines and brush on the utility easement now or at any future time and prune and clear away any tree limbs, vines, and brush on lands adjacent to the utility easement whenever, in the utility companies judgment, such may interfere with or endanger the construction, operation, or maintenance of its facilities, together with the right of ingress to and egress from the utility easement and contiguous land subject to this plat for the purpose of surveying, erecting, constructing, maintaining, inspecting, rebuilding, replacing, and with or endangering the construction, operation or maintenance of said facilities.

FLOODPLAIN NOTE:  
 Flood Plain: Flood Zone X, an area determined to be outside the 0.2% annual chance floodplain, FEMA FIRM (Flood Insurance Rate Map) Community Panel Number 20057C0195E, Effective Date, September 25, 2009.

*Final Plat*  
**WAGON WHEEL ADDITION, UNIT TWO**  
*an Addition to the City of Dodge City, Ford County, Kansas*



2017 Vanesta Place, Suite 110 • Manhattan, Kansas 66503  
 (785) 776-0541 • FAX 776-9760 • Email: tim@smhconsultants.com  
 Project #1701DG4000 DD #106

APRIL 2017  
 SHEET 1 OF 2



**WAGON WHEEL ADDITION, UNIT ONE**

LOT DATA TABLE ON PAGE 2  
 BEARINGS USED FOR THIS SURVEY WERE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 13 - TOWNSHIP 26 SOUTH - RANGE 25 WEST, BEARING BEING ASSUMED N 00°26'44" W.  
 TRACT A & B:  
 Tract A & B will be dedicated to the City of Dodge City, via separate instrument, and shall be for the conveyance of storm/run-off water. It shall also be used as a recreational area as deemed by the City of Dodge City.

⊙ CURVE DATA

No.	Radius	Arc	Chord	Delta	Tangent	Bearing
C1	150.00'	39.27'	39.16'	15°00'00"	19.75'	S 07°48'32" W
C2	150.00'	81.52'	80.52'	31°08'21"	41.80'	S 00°15'38" E
C3	288.49'	209.99'	205.38'	41°42'20"	109.89'	S 05°01'21" E
C4	172.50'	66.48'	66.07'	22°04'57"	33.66'	S 14°50'03" W
C5	113.69'	171.07'	155.38'	86°12'34"	106.41'	S 39°18'43" E
C6	470.50'	156.20'	155.49'	19°01'17"	78.83'	S 72°54'22" E
C7	82.50'	167.47'	140.61'	116°18'55"	132.83'	N 58°26'49" E
C8	200.00'	46.32'	46.21'	13°16'06"	23.26'	N 06°20'43" W
C9	200.00'	46.44'	46.33'	13°18'13"	23.32'	N 06°19'38" W

SW COR  
 SEC 13, T26S, R25W  
 3/4" PIPE W/ #1053 CAP  
 KEVIN NOLL, JULY 2000

S/4 COR  
 SEC 13, T26S, R25W  
 6" CONC. CYLINDER  
 KEVIN NOLL LS#1053  
 AUGUST 2000

N 89°42'33" W 2645.48' (S)

**OWNERS CERTIFICATE:**

THE UNDERSIGNED, KELLY S. HENRICH, HEREBY CERTIFIES THAT HE IS THE OWNER, AND HAS CAUSED TO BE LAID OUT AND PLATTED A TRACT OF LAND TO BE CALLED "FINAL PLAT OF WAGON WHEEL ADDITION, UNIT TWO" AN ADDITION TO THE CITY OF DODGE CITY, FORD COUNTY, KANSAS, WHICH INCLUDES PORTIONS OF THE FOLLOWING:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 26 SOUTH, RANGE 25 WEST OF THE SIXTH PRINCIPAL MERIDIAN, FORD COUNTY, KANSAS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 9, BLOCK 2, WAGON WHEEL ADDITION, CITY OF DODGE CITY, FORD COUNTY, KANSAS; THENCE N 00°28'57" W 551.22 FEET TO A POINT ON THE SOUTH LINE OF KLIENEN HILLS ADDITION, CITY OF DODGE CITY, FORD COUNTY, KANSAS; THENCE S 89°41'14" E 853.00 FEET ALONG THE SOUTH LINE OF THE SAID KLIENEN HILLS ADDITION AND THE SOUTH LINE OF KLIENEN SUBDIVISION, CITY OF DODGE CITY, FORD COUNTY, KANSAS; THENCE S 00°28'58" E 1194.15 FEET; THENCE N 89°43'15" W 853.00 FEET TO THE SOUTHEAST CORNER OF LOT 4, BLOCK 2, WAGON WHEEL ADDITION, CITY OF DODGE CITY, FORD COUNTY, KS; THENCE N 00°28'57" W 643.43 FEET TO THE POINT OF BEGINNING, CONTAINING 23.4 ACRES.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

THE UNDERSIGNED, AS SUCH OWNERS, DO HEREBY STATE THAT ALL STREET RIGHT-OF-WAYS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, OPERATE, INSPECT, REPLACE, AND MAINTAIN, OR AUTHORIZE THE LOCATION, CONSTRUCTION, OPERATION, INSPECTION, REPLACEMENT AND MAINTENANCE OF POLES, WIRES, CONDUITS, WATER, GAS, AND SEWER PIPES; REQUIRED DRAINAGE CHANNELS OR STRUCTURES; HARD AND IMPERVIOUS SURFACES; OR, OTHER STRUCTURES NECESSARY TO CARRY OUT THE FUNCTION OF THE EASEMENT. UPON THE AREA MARKED FOR EASEMENTS ON THIS PLAT, IS ALSO HEREBY DEDICATED TO THE PUBLIC. WHEN, AND IF, USED ON THIS PLAT, THE TERM "UTILITY" SHALL INCLUDE, BY WAY OF EXAMPLE, BUT NOT LIMITED TO, SEWER, WATER, GAS, ELECTRICITY, CABLE T.V. AND TELEPHONE. WHEN, AND IF, USED ON THIS PLAT, THE TERM "TRAVEL" SHALL INCLUDE ALL FORMS OF TRAVEL, BY WHATEVER MEANS, UNLESS THE TERM IS LIMITED BY OTHER WORDS OR PHRASES, SUCH AS, "PEDESTRIAN TRAVEL", ETC. THE UNDERSIGNED ACKNOWLEDGES THAT PURSUANT TO K.S.A. 12-406, THE DEDICATION OF RIGHT-OF-WAYS AND EASEMENTS TO THE PUBLIC CONSTITUTES A CONVEYANCE THEREOF TO THE CITY OF DODGE CITY, FORD COUNTY, KANSAS, IN TRUST, FOR THE USES NAMED, EXPRESSED OR INTENDED.

\_\_\_\_\_  
Kelly S. Henrichs

STATE OF KANSAS  
COUNTY OF FORD SS

BEFORE ME, A NOTARY PUBLIC, WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY KNOWN TO ME TO BE THE LEGAL PARTY WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID PARTY EXECUTED THE SAME AS A FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES SET FORTH.

IN WITNESS WHEREOF, I HAVE HEREUNTO PUT MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

DODGE CITY ZONING BOARD:

THIS PLAT OF "FINAL PLAT OF WAGON WHEEL ADDITION, UNIT TWO" HAS BEEN SUBMITTED TO AND APPROVED BY THE DODGE CITY ZONING BOARD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
CHAIRMAN, FRANK ROSE

\_\_\_\_\_  
SECRETARY, NATHAN LITRELL

REGISTER OF DEEDS CERTIFICATE  
STATE OF KANSAS  
COUNTY OF FORD SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF FORD COUNTY REGISTER OF DEEDS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017 IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, AND IS DULY RECORDED.

\_\_\_\_\_  
BRENDA POGUE, FORD COUNTY REGISTER OF DEEDS

TRANSFER RECORD CERTIFICATE:

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS ENTERED INTO THE TRANSFER RECORD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
DEBBIE COX, FORD COUNTY CLERK

**SURVEYOR:**  
SMH Consultants  
Tim Sloan, P.S., President  
2017 Vanesta Place, Suite 110  
Manhattan, KS 66503  
PH: 785-776-0541

**OWNER:**  
Kelly S. Henrichs  
500 Saint Joseph Street  
Dodge City, Kansas 67801

**SUB-DIVIDER:**  
Volz Builders  
Tim Volz  
11170 Kliesen Street  
Dodge City, Kansas 67801  
PH: 620-255-3127

CITY APPROVAL  
STATE OF KANSAS  
CITY OF DODGE CITY

THE ABOVE AND FOREGOING DOCUMENT KNOWN AS "FINAL PLAT OF WAGON WHEEL ADDITION, UNIT TWO" TO THE CITY OF DODGE CITY, FORD COUNTY, KANSAS, HAVING BEEN SUBMITTED TO THE GOVERNING BODY OF THE CITY OF DODGE CITY, FORD COUNTY, KANSAS AT THE REGULAR MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, HAS BEEN EXAMINED AND CONSIDERED AND THE SAME IS HEREBY APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

THE CITY OF DODGE CITY, KANSAS

\_\_\_\_\_  
RICK SOWERS, MAYOR

\_\_\_\_\_  
NANNETTE POGUE, CITY CLERK

CERTIFICATION BY COUNTY SURVEYOR  
STATE OF KANSAS  
COUNTY OF FORD SS

THIS PLAT HAS BEEN EXAMINED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017 FOR COMPLIANCE WITH THE REQUIREMENTS OF THE ACT CONCERNING LAND SURVEYS IN THE STATE OF KANSAS, K.S.A. 58-2005.

\_\_\_\_\_  
BENJAMIN A. RUMBAUGH, COUNTY SURVEYOR, FORD COUNTY, KANSAS

**SURVEYOR CERTIFICATE:**

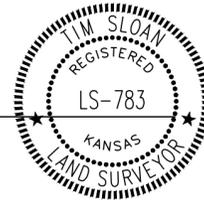
I, TIM SLOAN, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM, BY PROFESSION, A LAND SURVEYOR, AND THAT THE FINAL PLAT OF "WAGON WHEEL ADDITION, UNIT TWO", AN ADDITION TO THE CITY OF DODGE CITY, FORD COUNTY, KANSAS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, AND THAT ALL MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. THIS SURVEY MEETS THE KANSAS MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING OF A TRACT OF LAND WHICH INCLUDES PORTIONS OF THE FOLLOWING:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 26 SOUTH, RANGE 25 WEST OF THE SIXTH PRINCIPAL MERIDIAN, FORD COUNTY, KANSAS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 9, BLOCK 2, WAGON WHEEL ADDITION, CITY OF DODGE CITY, FORD COUNTY, KANSAS; THENCE N 00°28'57" W 551.22 FEET TO A POINT ON THE SOUTH LINE OF KLIENEN HILLS ADDITION, CITY OF DODGE CITY, FORD COUNTY, KANSAS; THENCE S 89°41'14" E 853.00 FEET ALONG THE SOUTH LINE OF THE SAID KLIENEN HILLS ADDITION AND THE SOUTH LINE OF KLIENEN SUBDIVISION, CITY OF DODGE CITY, FORD COUNTY, KANSAS; THENCE S 00°28'58" E 1194.15 FEET; THENCE N 89°43'15" W 853.00 FEET TO THE SOUTHEAST CORNER OF LOT 4, BLOCK 2, WAGON WHEEL ADDITION, CITY OF DODGE CITY, FORD COUNTY, KS; THENCE N 00°28'57" W 643.43 FEET TO THE POINT OF BEGINNING, CONTAINING 23.4 ACRES.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

\_\_\_\_\_  
TIM SLOAN, P.S.  
PRESIDENT



LOT DATA			LOT DATA			LOT DATA		
LOT #	SQUARE FEET	ACRES	LOT #	SQUARE FEET	ACRES	LOT #	SQUARE FEET	ACRES
LOT 1, BLK 1	18268	0.42	LOT 7, BLK 2	10126	0.23	LOT 17, BLK 3	10035	0.23
LOT 2, BLK 1	13443	0.31	LOT 8, BLK 2	10829	0.25	LOT 18, BLK 3	10056	0.23
LOT 3, BLK 1	12541	0.29	LOT 9, BLK 2	10095	0.23	LOT 1, BLK 4	12184	0.28
LOT 4, BLK1	11448	0.26	LOT 10, BLK 2	10404	0.24	LOT 2, BLK 4	10001	0.23
LOT 5, BLK 1	11566	0.27	LOT 11, BLK 2	11148	0.26	LOT 3, BLK 4	10001	0.23
LOT 6, BLK 1	12122	0.28	LOT 1, BLK 3	10056	0.23	LOT 4, BLK 4	11218	0.26
LOT 7, BLK 1	12719	0.29	LOT 2, BLK 3	10066	0.23	LOT 5, BLK 4	15168	0.35
LOT 8, BLK 1	11868	0.27	LOT 3, BLK 3	10076	0.23	LOT 6, BLK 4	10000	0.23
LOT 9, BLK 1	10001	0.23	LOT 4, BLK 3	11831	0.27	LOT 7, BLK 4	10000	0.23
LOT 10, BLK 1	10000	0.23	LOT 5, BLK 3	12934	0.30	LOT 8, BLK 4	10001	0.23
LOT 11, BLK 1	10000	0.23	LOT 6, BLK 3	14554	0.33	LOT 1, BLK 5	10791	0.25
LOT 12, BLK 1	10001	0.23	LOT 7, BLK 3	12594	0.29	LOT 2, BLK 5	10000	0.23
LOT 13, BLK 1	17324	0.40	LOT 8, BLK 3	12130	0.28	LOT 3, BLK 5	10000	0.23
LOT 14, BLK 1	12877	0.30	LOT 9, BLK 3	12386	0.28	LOT 4, BLK 5	10002	0.23
LOT 15, BLK 1	12172	0.28	LOT 10, BLK 3	12732	0.29	LOT 5, BLK 5	10009	0.23
LOT 1, BLK 2	11492	0.26	LOT 11, BLK 3	12714	0.29	LOT 6, BLK 5	10587	0.24
LOT 2, BLK 2	10001	0.23	LOT 12, BLK 3	14579	0.33	LOT 7, BLK 5	12188	0.28
LOT 3, BLK 2	10032	0.23	LOT 13, BLK 3	10324	0.24	LOT 8, BLK 5	12983	0.30
LOT 4, BLK 2	10009	0.23	LOT 14, BLK 3	10474	0.24	TRACT A	118928	2.73
LOT 5, BLK 2	10057	0.23	LOT 15, BLK 3	11095	0.25	TRACT B	13626	0.31
LOT 6, BLK 2	10020	0.23	LOT 16, BLK 3	10021	0.23			

*Final Plat*  
**WAGON WHEEL  
ADDITION, UNIT TWO**

*an Addition to the City of Dodge City,  
Ford County, Kansas*



2017 Vanesta Place, Suite 110 • Manhattan, Kansas 66503  
(785) 776-0541 • FAX 776-9760 • Email: tim@smhconsultants.com  
Project #1701DG4000 DD #106

**APRIL 2017**

## Memorandum

*To: City Manager  
City Commissioners*  
*From: Ray Slattery, P.E.  
Director of Engineering Services*  
*Date: April 28, 2017*  
*Subject: Approval of Quote for Infrastructure  
Improvements for Candletree #8  
Agenda Item: New Business*

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**Recommendation:** Approve proposal from Klotz Sand Co., Inc. for the construction of the Infrastructure Improvements for the Candletree #8 Sub-Division in the amount of \$958,286.53.

**Background:** The City has been working with the Developer of the Candletree #8 Sub-division to develop the infrastructure of water, sewer, and street to service this development. This project will also be part of the RHID Program. The Developer requested quotes for the construction of the infrastructure improvements.

**Justification:** It is necessary to have adequate infrastructure for this sub-division to occur.

**Financial Considerations:** The construction of the infrastructure improvements of Candletree #8 Sub-division will cost \$958,286.53. Funding of this project will be through Special Assessments and the RHID Program.

**Purpose/Mission:** The completion of this project will allow the developer to construct housing for our citizens.

**Legal Considerations:** By approving the quote with Klotz Sand Co., Inc. the City will enter into a contract with Klotz Sand Co., Inc. and be responsible to make payments to Klotz Sand Co. for the completed work.

**Attachments:** Quote Tab

CITY OF DODGE CITY, KANSAS  
QUOTE TABULATION

PROJECT: Candletree #8  
 PROJECT #: PL 1603  
 BID DATE: N/A

CONTRACTOR:  
 Klotz Sand Co., Inc.  
 ADDRESS:  
 P.O. Box 150  
 CITY: Holcomb  
 STATE: Kansas  
 ZIP: 67851  
**LOW BIDDER**

ENGINEER'S ESTIMATE

ITEM	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT	UNIT PRICE	CONTRACT AMOUNT
<b>Part A - Sanitary Sewer</b>							
1	Mobilization	LS	1	\$15,200.00	\$ 15,200.00	\$585.00	\$ 585.00
2	Construction Stacking	LS	1	\$3,500.00	\$ 3,500.00	\$4,329.00	\$ 4,329.00
3	Cleaning & Grubbing	LS	1	\$1,500.00	\$ 1,500.00	\$1,755.00	\$ 1,755.00
4	Standard Manhole (4' Dia.)	Each	11	\$2,500.00	\$ 27,500.00	\$2,925.00	\$ 32,175.00
5	Shallow Manhole (4' Dia.)	Each	1	\$2,500.00	\$ 2,500.00	\$2,925.00	\$ 2,925.00
6	Extra Depth MH	VF	57	\$90.00	\$ 5,130.00	\$105.50	\$ 6,013.50
7	8" (SDR 26) Sanitary Sewer	LF	2412	\$32.50	\$ 78,390.00	\$38.15	\$ 92,017.80
8	4" PVC Sanitary Sewer Lateral	LF	377	\$19.30	\$ 7,276.10	\$22.60	\$ 8,520.20
9	Cleanout Riser	Each	30	\$115.00	\$ 3,450.00	\$134.50	\$ 4,035.00
10	Connect to Existing Manhole	Each	2	\$1,375.00	\$ 2,750.00	\$1,608.75	\$ 3,217.50
11	Quality Control/Quality Assurance	LS	1	\$2,500.00	\$ 2,500.00	\$2,340.00	\$ 2,340.00
12	Sediment & Erosion Control	LS	1	\$1,100.00	\$ 1,100.00	\$1,287.00	\$ 1,287.00
<b>Part B - Waterline</b>							
1	Mobilization	LS	1	\$12,900.00	\$ 12,900.00	\$585.00	\$ 585.00
2	Construction Stacking	LS	1	\$1,905.00	\$ 1,905.00	\$2,465.00	\$ 2,465.00
3	Cleaning & Grubbing	LS	1	\$1,500.00	\$ 1,500.00	\$1,755.00	\$ 1,755.00
4	8" C900 Water Main (PVC)	LF	2860	\$21.00	\$ 60,060.00	\$24.58	\$ 70,298.80
5	8" DIP Fittings						
	8"x8"x8" MJ Tee	Each	2	\$390.00	\$ 780.00	\$456.00	\$ 912.00
	8"x8"x8" MJ Cross Tee	Each	2	\$475.00	\$ 950.00	\$555.00	\$ 1,110.00
	8" 11.25° MJ Bend	Each	2	\$350.00	\$ 700.00	\$410.00	\$ 820.00
	8" 22.5° MJ Bend	Each	4	\$350.00	\$ 1,400.00	\$410.00	\$ 1,640.00
	8" 45° MJ Bend	Each	4	\$350.00	\$ 1,400.00	\$410.00	\$ 1,640.00
	8" Cap or Plug	Each	4	\$270.00	\$ 1,080.00	\$316.00	\$ 1,264.00
6	8" Gate Valve/Box Assembly	Each	14	\$1,800.00	\$ 25,200.00	\$2,106.00	\$ 29,484.00
7	Connect to Existing 8" Main	Each	4	\$1,200.00	\$ 4,800.00	\$1,405.00	\$ 5,620.00
8	5 1/4" Fire Hydrant Assembly	Each	4	\$3,000.00	\$ 12,000.00	\$3,500.00	\$ 14,000.00
9	Quality Control/Quality Assurance	LS	1	\$2,500.00	\$ 2,500.00	\$2,340.00	\$ 2,340.00
10	Sediment & Erosion Control	LS	1	\$1,100.00	\$ 1,100.00	\$1,287.00	\$ 1,287.00

