

CITY COMMISSION MEETING AGENDA

City Hall Commission Chambers

Monday, December 4, 2017

7:00 p.m.

MEETING #5084

CALL TO ORDER

ROLL CALL

INVOCATION BY

PLEDGE OF ALLEGIANCE

PETITIONS & PROCLAMATIONS

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

Dodge City Public Library, Brandon Hines, Director of Public Library

Mid-Level Health Care Provider Project Update - Terri Mujica-McLain

CONSENT CALENDAR

1. Approval of City Commission Work Session Minutes, November 20, 2017;
2. Approval of City Commission Meeting Minutes, November 20, 2017;
3. Appropriation Ordinance No. 23, December 4, 2017;
4. Cereal Malt Beverage License;
5. Approval of Withdrawal Acceptance of Bids for the Biogas Plant Pollution Insurance.

ORDINANCES & RESOLUTIONS

NEW BUSINESS

1. Approval of Amendment Agreement for Operations Maintenance Management Services Agreement with CH2M Hill. Report by City Manager, Cherise Tieben.

2. Approval of Bids for Heritage District Lots. Report by Finance Director/City Clerk, Nannette Pogue.
3. Approval of Bids for Biogas Property Insurance. Report by Director of Administration, Ryan Reid.
4. Approval of CFAB Recommendations for Organizational Funding. Report by Project Development Coordinator/Assistant to the City Manager.
5. Approval of Allocation of 2017 Special Alcohol and Drug Funds. Report by Assistant to Finance Director, Nicole May.
6. Approval of 14th Avenue and Soule Street Subdivision, Unit Two Final Plat. Report by Planning and Zoning Administrator, Nathan Littrell.

OTHER BUSINESS

ADJOURNMENT

EXECUTIVE SESSION

Employer-Employee Relations and Negotiations

CITY COMMISSION WORK SESSION MINUTES

City Hall Commission Chambers

Monday, November 20, 2017

6:30 p.m.

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

WORK SESSION

Discussion of 2018 YMCA Membership Fees. Jackie Raegan, Director of the Dodge City YMCA presented the proposed YMCA membership fees for 2018.

ADJOURNMENT

Commissioner Kent Smoll moved to adjourn the meeting. Commissioner Jan Scoggins seconded the motion. The motion carried 4-0..

Mayor

ATTEST:

Nannette Pogue, City Clerk

CITY COMMISSION MEETING MINUTES

City Hall Commission Chambers

Monday, November 20, 2017

7:00 p.m.

MEETING #5083

CALL TO ORDER

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

INVOCATION by Ada Bogart, John 14 Fellowship

PLEDGE OF ALLEGIANCE

PETITIONS & PROCLAMATIONS

Mayor Rick Sowers proclaimed Saturday, November 25, 2017 as Small Business Saturday.

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).

Steve Brown – Talked about the need for maintenance for a particular drainage area at Spruce and Gardner in Dodge City. The property is owned by his wife and the drainage area is cutting through and eroding the back yard and causing foundation damage to the house. He is asking the City to remove trees and put in a retaining wall and in addition asked for a culvert pipe to be installed. He also asked to be paid for damages to the house. The Mayor responded that he would direct the City Manager to get with Ray Slattery and Brad Ralph and get back to the City Commission with a response.

CONSENT CALENDAR

1. Approval of City Commission Meeting Minutes, November 6, 2017;
2. Appropriation Ordinance No. 22, November 20, 2017;
3. Cereal Malt Beverage License:
 - a. Circle K Stores, 609 South 2nd Street
 - b. Circle K Stores, 2615 East Trail Street

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

ORDINANCES & RESOLUTIONS

Resolution No. 2017-34: A Resolution of the Governing Body of the City of Dodge City, Kansas Giving Notice of a Public Hearing on the Advisability of Creating a Community Improvement District was approved on a motion by Commissioner Brian Delzeit. Commissioner Jan Scoggins seconded the motion. The motion carried 4-0.

Resolution No. 2017-35: A Resolution Describing and Defining the Boundary of the City of Dodge City, Kansas was approved on a motion by Commissioner Kent Smoll. Commissioner Jan Scoggins seconded the motion. The motion carried 4-0.

Resolution No. 2017-36: A Resolution authorizing the offering for sale of General Obligation Refunding Bonds, Series 2017-B of the City of Dodge City, Kansas was approved on a motion by Commissioner Jan Scoggins. Commissioner Brian Delzeit seconded the motion. The motion carried 4-0.

NEW BUSINESS

1. Commissioner Brian Delzeit moved to approve the YMCA Membership Fees for 2018. Commissioner Jan Scoggins seconded the motion. The motion carried 4-0.
2. Commissioner Kent Smoll moved to approve the Quote from Chubb Insurance for premises liability in the amount of \$10,310 per year and a pollution insurance policy in the amount of \$56,306 for three years for the Bio Gas Plant. Commissioner Jan Scoggins seconded the motion. The motion carried 4-0.
3. Commissioner Jan Scoggins moved to approve Change Order No. 1 in the amount of \$25,500 for a Railroad Flagger stand by as the contractor completes work within 25' of the rail and Change Order No. 2 in the amount of \$30,000 for replacing the street paving adjacent to the new railroad cross panels that will be installed at the 2nd Avenue Railroad Crossing. Commissioner Kent Smoll seconded the motion. The motion carried 4-0.

The Commissioners asked Ray Slattery for an update on the Avenue A Bridge project.

OTHER BUSINESS

Nannette Pogue

- The annual employee Thanksgiving luncheon will be held Tuesday, November 21, at the Hoover Pavilion. All employees and Commissioners are invited.
- The Salvation Army Red Kettle Kickoff is this week. Bell Ringers are needed for the Holiday Season.
- City hall will be closed Thursday and Friday, November 23 and 24 for the Thanksgiving Holiday.

- Open Enrollment for Health Insurance and other benefits for city employees was held last week.

Commissioner, Kent Smoll

- Was in Washington DC last week along with other representatives of the Southwest Kansas Coalition, talking to our legislators and other key staff about some of the issues that are important to us in Southwest Kansas including: immigration, transportation, Essential Air Service, and the TIGER Grant which was very important to continue Amtrak service in Southwest Kansas and other states west and southwest. The group talked about tax reform and laid out the plans important to Dodge City and Southwest Kansas.
- The feeder Airline, Boutique Air, will begin service in Dodge City on January 1, 2018.
- Black Friday is this week, encourage local shopping; shop local and shop often.
- Congratulations to Brian and Joyce for the reelection on the City Commission
- Happy Thanksgiving to all.

Commissioner, Jan Scoggins

- Southwest Kansas Area Agency on Aging has Senior Health Insurance counseling services that will end on December 7.
- The ice rink at the United Wireless Arena is open for ice skating
- Commended the Committee who has built and maintained Liberty Gardens for the last several years. She was in New York City at the 911 memorial and it was very touching. It gave even more meaning to the trees that were planted locally at the 911 memorial ceremony.

Commissioner, Brian Delzeit

- Echoed what Kent Smoll said regarding shopping local. He realizes that we don't have everything, but please support your local businesses so that they can survive and thrive. The majority of things can be purchased in Dodge City. Local businesses support our community, so let's support them.

Mayor, Rick Sowers

- Thanked the Brown family for bringing their drainage issue to the City Commission. Staff will look at the problems and make recommendations.
- The Salvation Army kick off is Wednesday. There is a lot of need this time of year.
- Thanked all of those who put their hat into the ring for the City Commission race. Congratulations to all of the incumbents.

ADJOURNMENT

Commissioner Jan Scoggins moved to adjourn the meeting. Commissioner Brian Delzeit seconded the motion. The motion carried 4-0.

ATTEST:

Mayor

City Clerk, Nannette Pogue

Memorandum

*To: City Manager
City Commissioners*

From: Ryan Reid

Date: 2017 11 29

Subject: Biogas Plant Pollution Insurance

Agenda Item: Consent Calendar

Recommendation: Staff recommends not purchasing the pollution coverage that was approved for purchase on the 20th.

Background: Staff brought the Commission two insurance policies on the 20th of November, 2017. The first one was premises liability coverage which was approved and we purchased (\$10,310 a year). The second policy was for pollution coverage (\$56,306 for a three year period).

Justification: Upon further review, the pollution policy appears to be too expensive compared with the risk. We will continue to evaluate this as time goes on.

Financial Considerations:

See above.

Attachments: (none)

Memorandum

To: City Commissioners
From: Cherise Tieben
Date: November 29, 2017
Subject: Ch2m Hill Contract
Agenda Item: New Business

Recommendation: Staff recommends the approval of the annual contract amendment with CH2M Hill to continue operation and maintenance of both wastewater treatment facilities and to incorporate the operation of the Warrior Project into the annual agreement.

Background: The City of Dodge City has had a very long standing agreement with CH2M Hill, formerly known as OMI. They have operated our plants for well over 20 years and stand ready to take on the operation of the bio-gas plant. The contract includes a 2% increase on the operations fee and on some costs routine costs associated on the maintenance of the plant. If the maintenance fees are not used, the funds are credited back to the City at the end of the year.

Justification: Due to the technical nature of the operation of the plant, we have always felt that having an outside entity work in coordination with our staff assured consistency and expertise versus the internal operation of the plant. CH2M Hill is nationally recognized and respected in the operation of sewer treatment facilities and have been a true asset to our organization.

Financial Considerations: Adequate funds have been budgeted in the 2018 budget for this expense.

Purpose/Mission: Working towards excellence – together we strive to achieve high performance and service standards set by us and expected by the community.

Legal Considerations: The agreement has been reviewed by the City Attorney.

Attachments: Amendment No. 11



AMENDMENT NO. 11
To the
AGREEMENT
For
OPERATIONS, MAINTENANCE AND
MANAGEMENT SERVICES

THIS AMENDMENT NO. 11 is made and entered into this ____ day of _____, 2017, by and between the City of Dodge City, Kansas (hereinafter “Owner”), whose address for any formal notice is P.O. Box 880, Dodge City, Kansas 67801 and Operations Management International, Inc. (hereinafter “CH2M HILL”), whose address for any formal notice is 9191 South Jamaica Street, Englewood, CO 80112. This is an Amendment to the Agreement for Operations, Maintenance and Management Services dated the 1st day of March, 2007, between Owner and CH2M HILL (the “Agreement”). Collectively, Owner and CH2M HILL will be referred to as the “Parties” and each individually as a “Party.”

Owner and CH2M HILL agree that the Agreement shall be and is hereby amended and modified in the following manner:

1. Article D.3 in Appendix D is hereby added as follows:

D.3 Operations and maintenance of Pressure Swing Adsorption Unit at Owner’s Wastewater Treatment Plant located at 11079 Warrior Road, Dodge City, Kansas.

2. Article E.1.1 in Appendix E is deleted in its entirety and replaced with the following Article E.1.1 in Appendix E:

E.1.1 Owner shall pay to CH2M HILL as compensation for Services performed under this Agreement One Million Nine Hundred Thirty Six Thousand Four Hundred Ninety Eight Dollars (\$1,936,498) which includes the Base Fee, Biosolids Costs, Gypsum Costs, Repairs Costs, Chemicals Costs and the Membrane Performance Agreement Costs for the period of January 1, 2018 through December 31, 2018. The Base Fee for subsequent calendar years of the initial term and any subsequent terms shall be determined as hereinafter specified.

3. Article E.1.5 in Appendix E is deleted in its entirety and replaced with the following Article E.1.5 in Appendix E:

E.1.5 The total amount CH2M HILL OMI shall be required to pay for Repairs Cost shall not exceed the annual Repairs Limit of Two Hundred and Thirty Thousand Dollars (\$230,000) during year January 1, 2018 to December 31, 2018. CH2M HILL OMI shall provide Owner with a monthly accounting reflecting the reason for and the cost of repairs provided. CH2M HILL OMI will rebate to Owner the entire amount that actual Repair Cost is less the annual Repairs Limit during the calendar year. In the event the Repairs Limit is reached, CH2M HILL OMI shall invoice Owner on a monthly basis for Repair Cost in excess of such limit.

All other terms and conditions of the original March 1, 2007 Agreement, as it has subsequently been amended, shall remain in effect. The Parties hereby approve this Amendment as is indicated by the signatures of their authorized representatives, below.

**OPERATIONS MANAGEMENT
INTERNATIONAL, INC.**

CITY OF DODGE CITY, KANSAS

Authorized Signature:

Authorized Signature:



Name: Gary Young
Title: Designated Manager
Date: Nov. 6, 2017_____

Name: Cherise Tieben
Title: City Manager
Date: _____

City of Dodge City

City of Dodge City
806 N. Second Ave.
67801

Phone: 620-225-8100
FAX: 620-225-8144
www.dodgecity.org

Memorandum

To: Cherise Tieben, City Manager
From: Nannette Pogue
Date: November 30, 2017
Subject: Approval of Proposal for Heritage District Lot
Agenda Item: New Business

Recommendation: Approval of one of the proposals for the Heritage District Lot

Background: The City purchased lots on Trail Street in the Heritage District directly east of the Laundry Mat for future development. Request for proposals to purchase this lot has been sent out twice, the most recently in September. The first request did not result in any proposals. The second time the request was sent out, two proposals were received; one from Lopp Motors and one from the Rib Crib BBQ, Inc. Those proposals are attached. The request asked interested persons to demonstrate the following: intended use of the property, business plan for proposed development, business sales estimates, timeline for proposed development, financial capability to develop and maintain the property and proposed purchase price.

There is a work session scheduled at 6:00 p.m. to hear from each of the companies that submitted proposals.

Justification: To sell land that is currently vacant to enhance the Heritage District.

Financial Considerations: Profit from sale of land and potential increased sales tax revenue.

Purpose/Mission: Together we value progress, growth and new possibilities by providing and preparing for the community's future.

Legal Considerations: None

Attachments: The proposals and a map of the area



DODGE



Jeep

October 4, 2017

Proposal for purchase and development of lot on west Trail Street in the Heritage District in Downtown Dodge City.

The intended use of the property is for vehicle parking of staged vehicles for the service department and new and used vehicles prior to being ready for the lot.

The business plan for the development is to enable us to continue to grow our business with the increase in service business and not be curtailed by the amount of service and sales storage capability. Which will allow us to continue to be one of major providers of sales tax revenue to the city. The property could, in the future, if needed be used to construct a supplemental service facility.

The timeline for the initial improvement, blacktopping, would be with in twelve months.

The financial capability to develop and maintain the property is not as issue as attested to by our longevity, credit rating and bank balances.

The proposed purchase price is \$35,000.00.

Sincerely,


Jeffrey D. Lopp

President

**REDEVELOPMENT PROPOSAL – CITY OF DODGE CITY HERITAGE DISTRICT
THE RIB CRIB BBQ, INC.
OCTOBER 6, 2017**

The Rib Crib BBQ, Inc, based in Tulsa, OK, understands the desire by the City of Dodge City to redevelop a site in its Heritage District. This proposal responds to the City's Request for Proposals for development of a .33 acre lot located on Trail St., as identified in that RFP.

Rib Crib is very experienced in development of new restaurants, and has shown particular expertise in redeveloping properties in downtown areas, which can be a more challenging process than bare ground developments. This proposal will explain Rib Crib's vision for the development of this site, its background in developing and operating restaurants and its capability to meet the City's vision for successful development.

Intended Use of the Property

Rib Crib proposes to develop a two-user commercial building on the site. Rib Crib will be one of the building tenants. The other tenant will be determined as the project proceeds, but will be a user from the restaurant/retail/service sector. The proposed building will be 7-9,000 square feet in size. As more is understood about the City's development standards and goals for the site, the precise size and development layout will be determined. While it may be possible to develop some parking on the development site, it is intended that much of the parking demand for the project will be met by the City's adjacent parking lots.

Rib Crib's standard building design will fit very well within the City's intended development style for this neighborhood. Images of several Rib Crib buildings in a variety of settings are attached to this proposal. Rib Crib will work with the City to develop specific design details for this project.

While Rib Crib is based in Tulsa and has several of its restaurants in larger metropolitan areas, many of its facilities are in communities of similar size to Dodge City. Rib Crib understands communities of this size and has been very successful in these markets for many years.

Several other redevelopment projects have been successfully completed in a variety of communities, such as:

- Tulsa, OK
- Gainesville, TX
- Ponca City, OK
- Broken Arrow, OK
- Springfield, MO

Each of these projects has proven to be a successful collaboration between the community and Rib Crib, serving to revitalize neighborhoods, create jobs, increase taxes and help achieve community goals.

Business Plan for Proposed Development

Rib Crib has successfully developed and operated restaurants for more than 25 years. In that time, the number of restaurants they operate has grown to more than 60, located in seven states. Six Rib Crib locations exist in Kansas. System-wide, their restaurants generate revenues of approximately \$100 million.

While some of the Rib Crib restaurants are franchisee-owned, most are corporate facilities. The proposed Dodge City restaurant will be corporately-owned and operated. It will be open for lunch and dinner trade, served in a casual, sit-down table service facility with a full bar.

This development will continue Rib Crib's planned growth throughout its markets. Rib Crib's success has resulted from its commitment to authentic BBQ, innovating in the industry. As Rib Crib embarked on its operations in 1992, BBQ restaurants were frequently relegated to remote shacks and roadside trailers. Rib Crib changed the BBQ market, ultimately developing high-quality buildings on prominent, high-impact sites on major roadways and in downtown areas.

The new employment realized by development of a Rib Crib is also important to communities. Customarily, the operation of each store requires two or three salaried managers and a staff of 30-50 total employees.

Rib Crib prides itself on staying true to its vision for success. Its stated values are:

- Straight Talk – We're honest with ourselves about what we are doing well and where we are struggling.
- Welcoming – Everyone is welcome in our restaurants, and we need to make sure that comes through.
- Neighborly – Remember that Golden Rule? Be good to each other. It's really as simple as that.
- Pursuit – We're always chasing the perfect rib, and perfecting each shift and meal served.
- Craftmanship – We hire and develop a kitchen of craftsmen, not cooks.

Business Sales Estimates

Rib Crib customarily experiences revenues of \$1.5 – \$2 million per store annually. In areas of high tourism, that number is potentially increased by 25%.

Real estate taxes range from \$30,000 to \$50,000 annually per restaurant. If Rib Crib is chosen to move forward with this proposed development, they will work with local tax officials to determine a more precise expectation for property taxes that will be generated.

As stated previously, it is intended that the building will be a two-user building. Due to the unknown character of the balance of the space and its user, it is difficult to accurately predict its projected revenue generation or real estate taxes. However, it can be anticipated that the sales revenue and real estate taxes from the second space will be similar to that of Rib Crib.

Timeline for Proposed Development

It is intended that Rib Crib will proceed with the development of the site as quickly as possible. It is anticipated that agreements for the purchase of the site and local development incentives can be negotiated over the next couple months. Once a common understanding of the business deal is developed, Rib Crib will begin its due diligence site investigation process and will proceed through the City's development approvals. That could allow construction on the site to begin in Spring, 2018 with construction completion occurring in Fall, 2018. A more precise development schedule will be developed as work proceeds through the due diligence process.

Financial Capability to Develop and Maintain the Property.

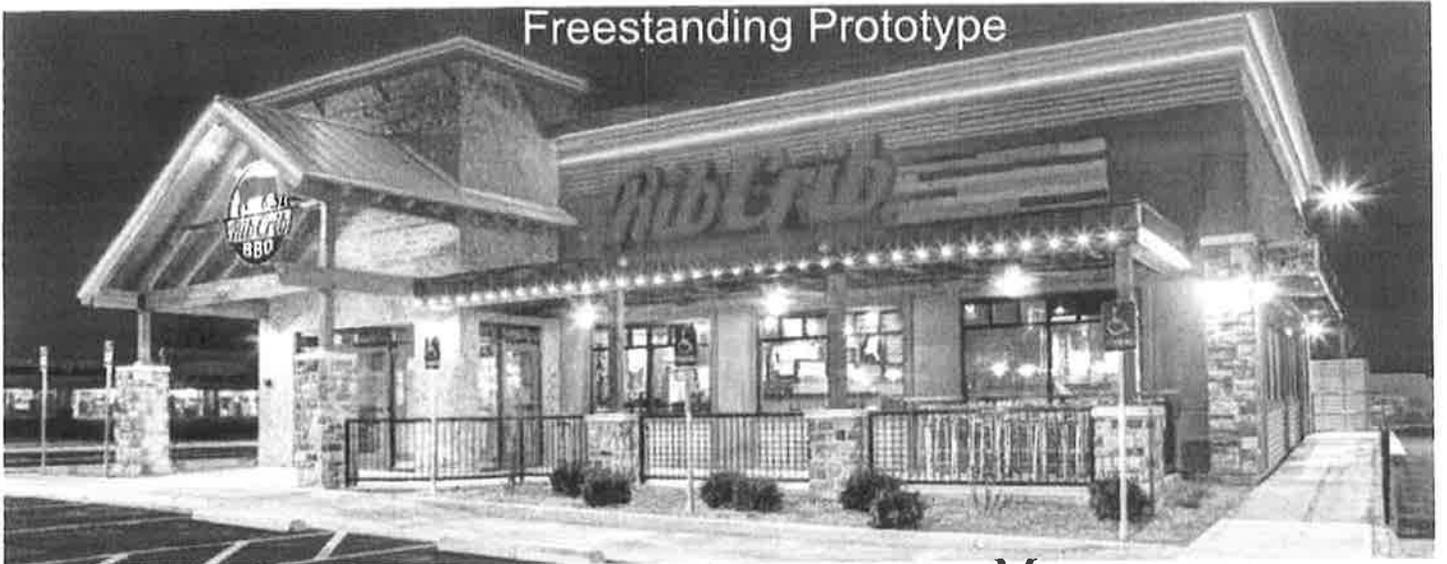
Rib Crib is sufficiently well capitalized to undertake this project. In addition, Rib Crib has worked successfully with development partners for long term ownership of many of its buildings, leasing them back to Rib Crib on long term leases. Upon selection as the successful developer of the site, detailed information on financial capability will be provided to the City.

Proposed Purchase Price

Successful site redevelopment depends upon the ability to find the right balance between the cost of the site, the commitment to building and site development amenities and access to creative financing programs that are available. It is understood that the City's determination of an appropriate sales price for the site is, in part, a balance between the purchase price and the long-term return on its investment through increased sales tax, real estate tax and employment levels represented by the successful development.

Rib Crib, through this proposal, hereby makes an initial offer to pay \$20,000 for the purchase of the site, subject to further negotiation as more is known about other incentive financing programs that can be committed to the project.

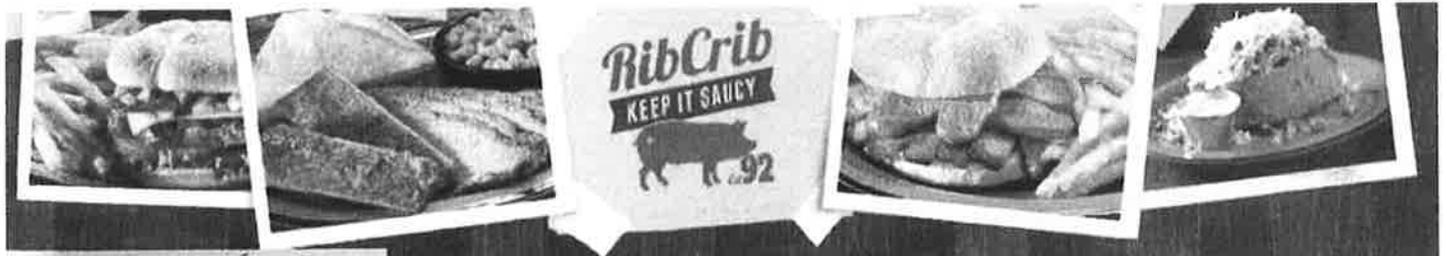
Freestanding Prototype



RibCrib BBQ

Many ways to
"Keep It Saucy"

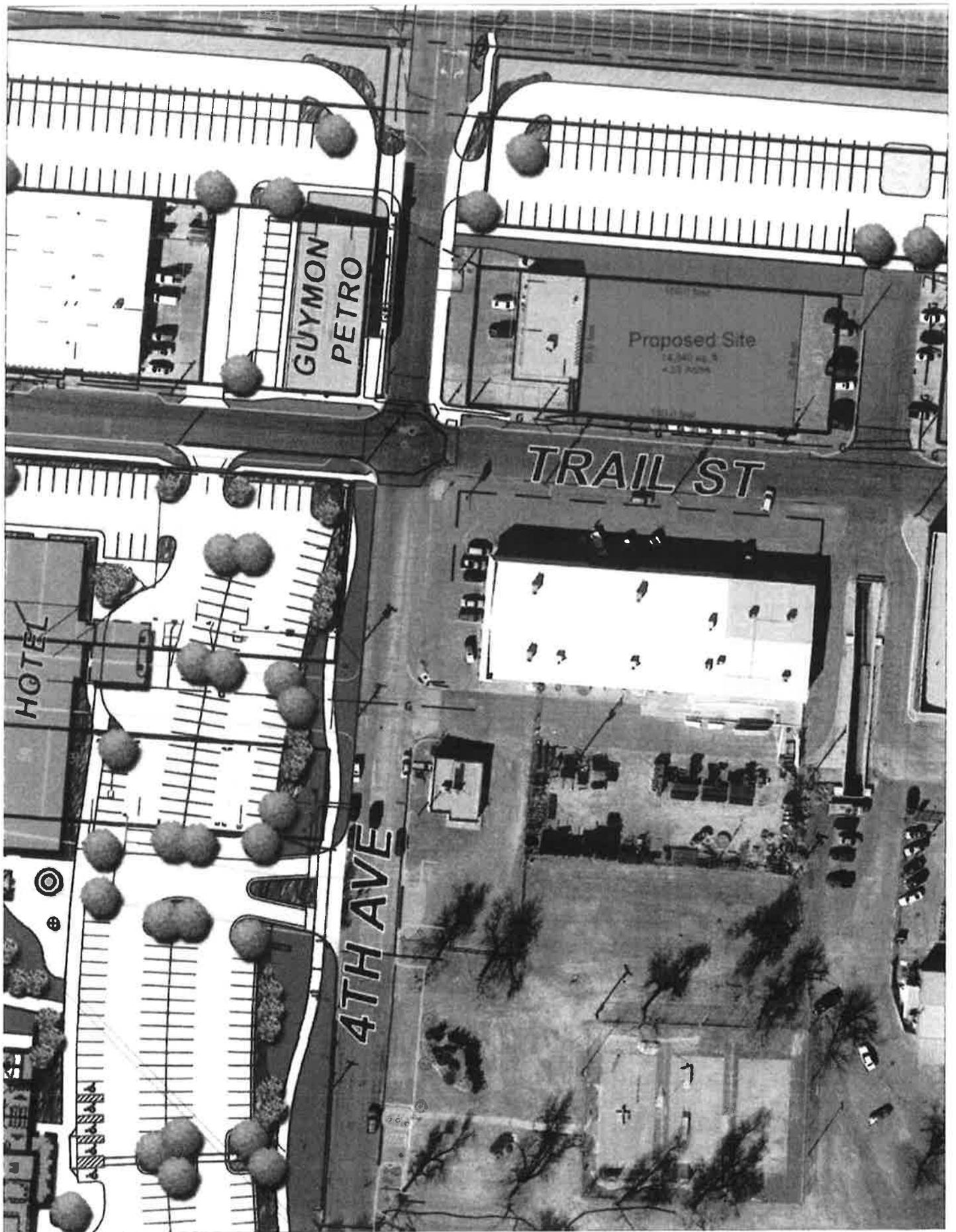
Conversion of Freestanding Retail or Restaurant



Shared Pad Building







GUYMON
PETRO

Proposed Site
14,340 sq. ft.
4,237 sq. ft.

TRAIL ST.

HOTEL

4TH AVE



EYE

Memorandum

*To: City Manager
City Commissioners*
From: Ryan Reid
Date: November 21st, 2017
Subject: Biogas Insurance
Agenda Item:

Recommendation: I will present the Commission with Staff's recommendation on insurance for the Biogas Plant at the Meeting on December 4th.

Background: Staff has been working to obtain quotes for the Biogas insurance (for Property and Income Loss).

Justification: Specific information on the proposals is not ready at this time, thus the delay on information.

Financial Considerations:

This information will be shared at the Commission Meeting

Attachments: None at this time.

CFAB

PO Box 880 □ Dodge City KS 67801 □ Phone: 620/225-8100 □ Fax: 620/225-8144

Memorandum:

To: Ford County Commission and City of Dodge City Commission

From: Community Facility Advisory Board

Date: November 29, 2017

Subject: *CFAB Recommendations for 2018 CFAB Organizational Funding*

Recommendation: CFAB recommends approval of the 2018 CFAB Organizational Funding Requests as submitted.

Background:

On Wednesday, November 29, staff presented recommendations to CFAB on grant applications for CFAB Organizational Funding totaling \$114,898.42 which exceeds the amount of available funding by \$4,898. Staff previously requested that the applicants prioritize their funding requests and the recommendations for funding are follows:

2018 CFAB Organizational Funding Requests

Total Funding Available \$110,000

- Dodge City Area Arts Council: **\$10,604.42**
- Dodge City Roundup: **\$44,721.00**
- Dodge City Trail of Fame: **\$13,600.00**
- Ford County Historical: **\$15,700.00**
- Kansas Teachers Hall of Fame: **\$12,573.00**
- Young Guns Youth Rodeo: **\$17,700.00**

2018 CFAB Recommendations:

\$10,605.00

\$44,022.00

\$13,000.00

\$ 15,700.00

\$12,573.00

\$14,100.00

Total Requests:
\$114,898.42

CFAB Recommended Funding:
\$110,000.00

Detailed Description of CFAB Recommendations for Organizational Funding

1. \$10,604.00-Dodge City Area Arts Council- (\$6,824)Utilities and (\$3,780.42)Insurance
2. \$ 44,022.58- Roundup Rodeo-(\$1,796) Restroom roofs, (\$27,231) Contestant Payout and \$14,995.00 Speaker Stands
3. \$13,000.00-Dodge City Trail of Fame-(\$12,000)Contract Labor Charlie Meade, \$1,000 (Operations/Advertising)
4. \$15,700- Ford Co. Historical Society- (\$12,200)Operations,(\$3500)Design Fees for Restoration of Home of Stone
5. \$14,100-Young Guns- (\$11,900) Operations for Expo rent, sound system, Secretary, Judges, EMT & tractor –City would pay Expo Center directly for Expo Operations, (\$600) for Rodeo Supplies and (\$1600) office supplies.
6. \$12,573.-Kansas Teachers Hall of Fame- (\$7,629.66)Utilities and (\$4,943.34)Insurance

Total: \$ 110,000.00

Justification:

The staff's recommendation is based on the amount of funding available.

Financial Considerations:

The total amount of funding requests for 2018 is **\$114,898.42**. Based on the funds available and funds requested, CFAB recommends funding in the amount of **\$110,000.00**.

Legal Considerations:

This recommendation meets the criteria set forth per the Inter-local Agreement.

Attachments:

Summary of 2018 Organizational Funding Requests

Summary of Individual Organizational Funding Requests:

Applicant: Dodge City Arts Council

Requested Grant Amount: **\$10,604.42**

Matching Funds: \$2,651.11

Total Project Cost: **\$13,255.53**

Proposed Project: (listed in order of priorities)

- \$6,824 Insurance
- \$3,780.42 Insurance

Applicant: Dodge City Roundup

Requested Grant Amount: **\$44,721**

Matching Funds: \$8,945.00

Total Project Cost: **\$225,021**

Proposed Projects: (listed in order of priorities)

- \$1,796.00 Restroom roofs
- \$27,930 Contestant Payout
- \$14,995.00 Speaker Stands

Applicant: Dodge City Trail of Fame

Requested Grant Amount: **\$13,600.00**

Matching Funds: \$3,400.00

Total Project Cost: \$17,000.00

Proposed Projects: (listed in order of priorities)

- \$12,000.00 Contract Labor for Special Deputy US Marshal Charlie Meade
- \$1,600.00 (rack cards and advertising)

Applicant: Ford County Historical Society

Requested Grant Amount: **\$15,700.00**

Matching Funds: \$20,500.00

Total Project Cost: \$ 36,200.00

Proposed Projects: (listed in order of priorities)

- \$12,200.00 Operations
- \$3,500.00 Design Fees for Restoration of Home of Stone

Applicant: Kansas Teachers Hall of Fame

Requested Grant Amount: **\$12,573.00**

Matching Funds: \$3,143.00

Total Project Cost: \$15,716.00

Proposed Projects: (listed in order of priorities)

- \$7,629.66 Utilities
- \$4,943.34 Insurance

Applicant: Young Guns Association

Requested Grant Amount: \$17,700.00

Matching Funds: \$4,425.00

Total Project Cost: \$22,125.00

Proposed Projects: (Operations is the Priority over supplies and the banquet.)

- \$11,900-Operations (Costs below is per weekend/total of 5 weekends for youth events)
 - \$440 Building Rent
 - \$120 Sound System
 - \$400.00 Secretary
 - \$840.00 Judges
 - \$100.00 Insurance
 - \$240.00 EMT
 - \$240.0Tractor
- \$5800.00 Supplies and Final Weekend Banquet
 - \$600.00 Rodeo Supplies
 - \$1,600.00 Office Supplies
 - \$3,600.00 Finals Weekend Meals

Memorandum

To: Cherise Tieben, City Manager
From: Nicole May
Date: November 29, 2017
Subject: Allocation of 2017 Special Alcohol and Drug Funds
Agenda Item: New Business

Recommendation: I recommend the approval of the disbursements of Special Alcohol and Drug Tax money for the recommended programs.

Background: The City of Dodge City receives a portion of the alcohol and drug tax that is collected in the community. That tax is allocated 1/3 to the General Fund, 1/3 to a Special Park and Recreation Fund and 1/3 to a Special Alcohol and Drug Fund. This allocation is spelled out in the Kansas State Statutes. The amount deposited into the Special Alcohol and Drug fund are to be used for “the purchase, establishment, maintenance or expansion of services or programs whose principal purpose is alcoholism and drug abuse prevention and education, alcohol and drug detoxification, intervention in alcohol and drug abuse or treatment of persons who are alcoholics or drug abusers or are in danger of becoming alcoholics or drug abusers”. In order to accomplish this, we take applications from agencies/programs that provide those services. A committee of 3 individuals reviewed the applications and made a recommendation on the allocation of these funds. The 3 people serving on the committee were Jane Longmeyer, Luanne Menard and Vickie Williamson. There is approximately \$110,000 to be allocated for these programs. The applications received, the amount applied for and the recommended allocation is:

Organization	Project	Amount of Request	Recommendation
Compass Behavioral Health	Co-occurring Community Support	24,000	14,000
Dodge City Police Dept – GREAT Program	Supplies and training for GREAT Program	2,500	2,500
Catholic Charities of Southwest Kansas	Catholic Charities Addiction program providing outpatient treatment and assessment for those who cannot pay	10,000	10,000
New Chance	Assist with social detox position & bilingual licensed counselor position	72,000	69,500
Friends of Recovery	Oxford Houses of Dodge City	20,000	14,000

Justification: The applications received met the general requirements of the program. The recommendations by the committee are the amounts they feel best meets the overall goals of the program.

Financial Considerations: Money is available in the Special Alcohol and Drug fund to pay the recommended amounts.

Purpose/Mission: Support the quality of life in Dodge City by best spending the monies the City receives for drug and alcohol treatment, education and prevention programs.

Legal Considerations: None

Memorandum

*To: City Manager
City Commissioners*

From: Nathan Littrell

Date: December 4, 2017

*Subject: 14th and Soule Subdivision Unit
Two – Final Plat*

Agenda Item: New Business

Recommendation: The Planning Commission met on Nov. 7, 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: The City of Dodge City is proposing to plat this area to allow for a commercial development that is part of the Power Center Area 1 of the STAR Bond District. A portion of this area was recently rezoned to C-2 Commercial Highway to align with the rest of this area to be platted.

Justification: The proposed lots meet all of the C-2 zoning regulations and lot size requirements. The planned development is suitable for all of the proposed lots. The proposed streets and R.O.W. meet city requirements and line up with existing adjacent streets. Proposed utility easements and ingress/egress easements are in suitable locations. Platting this property to allow for commercial development is an ideal land use for this area and is consistent with the Comprehensive Plan.

Financial Considerations: None

Purpose/Mission: To provide additional residential development.

Legal Considerations: None

Attachments: Plat Approval Application, 14th and Soule Final Plat

CITY OF DODGE CITY
APPLICATION FOR PLAT APPROVAL

Section No. 22 Subdivision Case No. 17-13
Township No. 26S Date Filed 10/24/17
Range No. 25W

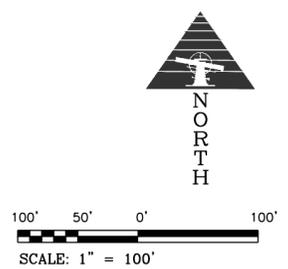
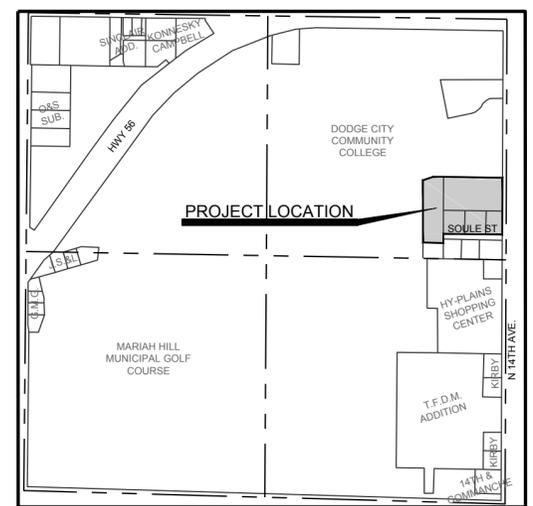
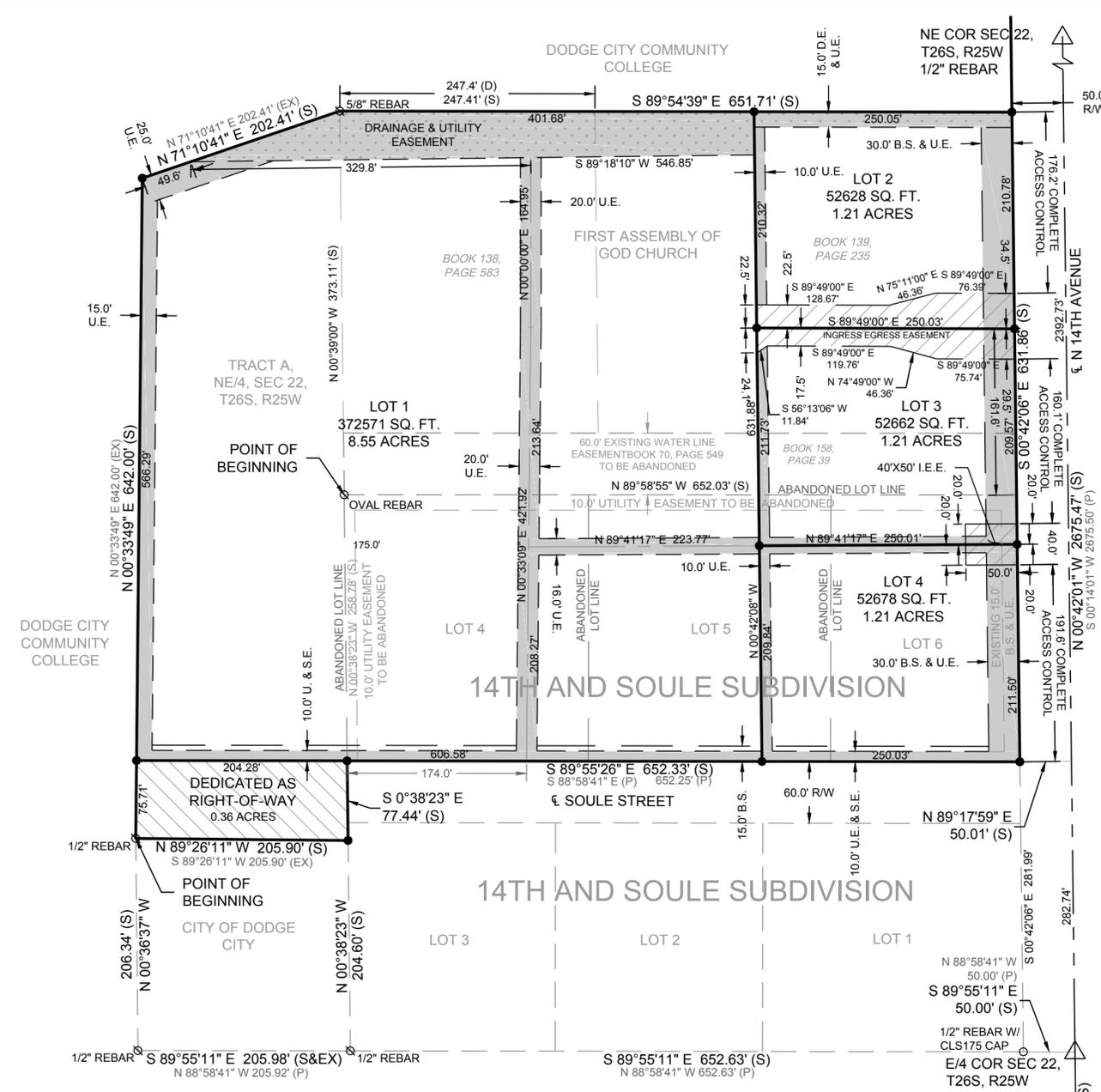
- I. Name of Subdivision 14th and Soule Subdivision, Unit Two
- II. General Location Northwest of 14th Ave + Soule St. Intersection
- III. Name of Property Owner City of Dodge City
Address 806 N. 2nd Ave., Dodge City, KS
Phone 620-225-8100
- IV. Name of Agent same as owner
Address _____
Phone _____
- V. Name of Surveyor SMH Consultants
Address 707 3rd Ave., Dodge City, KS
Phone 620-255-1952
- VI. Subdivision Information:
A. Gross Acreage of Plat 8.66 (Ac.)
- B. Number of Lots:
1. Residential _____
2. Commercial 5
3. Industrial _____
4. Other _____
- C. Minimum Lot Frontage 42.01'
- D. Minimum Lot Area 0.49 acres
- E. Existing Zoning C-2 Commercial Highway
- F. Proposed Zoning C-2 Commercial Highway
- 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 2:00 (A.M.) (P.M.) on the 24th day of October, 20 17. It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ N/A.

Nathan Little
Name

Planning + Zoning Administrator
Title



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.
 No existing buildings are shown because they will be removed.

Parent Tract is recorded in Book 248, Page 654, & Book 70, Page 549, Register of Deeds Office, Ford County, Kansas.
 Bearings used for this survey were based on the East line of the Northeast Quarter of Section 22 - Township 26 South - Range 25 West, Bearing being assumed N 00°42'06" W.

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 20161C0195E, Effective Date, September 25, 2009.

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.

First Assembly of God Closure Table

POINT ID	ANG RT	BEARING	DISTANCE	POINT ID	NORTHING	EASTING
501		N 00°39'00" W	373.11	503	1719892.460	868739.741
503	89°15'39"	S 89°54'39" E	651.71	1182	1719891.476	869391.450
1182	90°47'27"	S 00°42'06" E	372.30	1014	1719519.204	869396.009
1014	89°16'49"	N 89°58'55" W	652.03	501	1719519.409	868743.979
501	90°40'05"					

PERIMETER: 2049.15 CUMULATIVE PERIMETER: 2049.15
 APPROX. SQ. FEET: 242934.851 ACRES: 5.58
 APPROX. TOTAL - SQ. FEET: 242934.851 ACRES: 5.58

CORRECT ENDING COORDINATES, NORTH: 1719519.404 EAST: 868743.973
 ENDING COORDINATES, NORTH: 1719519.409 EAST: 868743.979
 ERROR, N: 0.01 E: 0.01 TOTAL: 0.01 BRG: S 48°07'53" W
 DISTANCE TRAVERSED: 2049.15 CLOSURE: 265215

Tract A, Section 22, T26S, R25W Closure Table

POINT ID	ANG RT	BEARING	DISTANCE	POINT ID	NORTHING	EASTING
505		N 00°33'49" E	642.00	508	1719827.185	868548.154
508	109°23'07"	N 71°10'42" E	202.41	503	1719892.487	868739.741
503	71°49'24"	S 00°38'42" E	709.34	502	1719183.192	868747.726
502	88°47'29"	N 89°26'11" W	205.90	505	1719185.218	868541.836
505	90°00'00"					

PERIMETER: 1759.65 CUMULATIVE PERIMETER: 1759.65
 APPROX. SQ. FEET: 134299.171 ACRES: 3.08
 APPROX. TOTAL - SQ. FEET: 134299.171 ACRES: 3.08

CORRECT ENDING COORDINATES, NORTH: 1719185.216 EAST: 868541.839
 ENDING COORDINATES, NORTH: 1719185.218 EAST: 868541.836
 ERROR, N: 0.00 E: -0.00 TOTAL: 0.00 BRG: S 64°11'04" E
 DISTANCE TRAVERSED: 1759.65 CLOSURE: 504965

LEGEND

- MONUMENT FOUND (1/2" REBAR), ORIGIN: FINAL PLAT OF 14TH AND SOULE SUBDIVISION
- ⊗ MONUMENT FOUND ORIGIN: CERTIFICATE OF SURVEY BY SMH CONSULTANTS DATED SEPTEMBER 2017
- 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
- (D) DEED DISTANCE
- (EX) EXHIBIT DISTANCE FROM EXHIBIT A BY SMH CONSULTANTS DATED APRIL 2017
- (S) SURVEYED DISTANCE
- BS BUILDING SETBACK BUILDING SETBACK LINE
- SE SIDEWALK EASEMENT
- UE UTILITY EASEMENT UTILITY EASEMENT LINE UTILITY EASEMENT HATCH
- UE EXISTING UTILITY EASEMENT TO BE ABANDONED WITH THIS PLAT
- UE EXISTING UTILITY EASEMENT LINE TO BE ABANDONED WITH THIS PLAT
- IEE INGRESS EGRESS EASEMENT INGRESS EGRESS EASEMENT LINE INGRESS EGRESS EASEMENT HATCH
- DE DRAINAGE EASEMENT DRAINAGE EASEMENT HATCH
- R/W RIGHT OF WAY RIGHT OF WAY HATCH
- LOT LINE TO BE ABANDONED WITH THIS PLAT
- PROPERTY LINE TO BE ABANDONED WITH THIS PLAT

Final Plat
14TH AND SOULE SUBDIVISION, UNIT TWO
an Addition, 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
 Drawn By: ASJ Project #1709DG1263 DD #TDS60

DECEMBER 2017

OWNERS CERTIFICATE:

THE UNDERSIGNED, CITY OF DODGE CITY, HEREBY CERTIFIES THAT THEY ARE RICK SOWERS AND THAT HE IS THE MAYOR OF THE CITY OF DODGE CITY, KANSAS, AND HAS CAUSED TO BE LAID OUT AND PLATTED A TRACT OF LAND TO BE CALLED "14TH AND SOULE SUBDIVISION, UNIT TWO" AN ADDITION TO THE CITY OF DODGE CITY, FORD COUNTY, KANSAS, WHICH INCLUDES PORTIONS OF THE FOLLOWING:

DESCRIPTION:

LOTS FOUR (4), FIVE (5), AND SIX (6), FINAL PLAT OF 14TH AND SOULE SUBDIVISION, CITY OF DODGE CITY, FORD COUNTY, KANSAS, ACCORDING TO THE RECORDED PLAT THEREOF.

AND

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 25 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF DODGE CITY, FORD COUNTY, KANSAS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 4, FINAL PLAT OF 14TH AND SOULE SUBDIVISION, CITY OF DODGE CITY, FORD COUNTY, KANSAS; THENCE N 00°39'00" W 373.11 FEET; THENCE S 89°54'39" E 651.71 FEET; THENCE S 00°42'06" E 372.38 FEET TO THE NORTHEAST CORNER OF LOT 6, FINAL PLAT OF 14TH AND SOULE SUBDIVISION, CITY OF DODGE CITY, FORD COUNTY, KANSAS; THENCE N 89°58'55" W 652.02 FEET TO THE POINT OF BEGINNING, CONTAINING 5.6 ACRES.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

AND

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 25 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF DODGE CITY, FORD COUNTY, KANSAS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS N 89°55'11" W 908.61 FEET AND N 00°36'37" W 206.34 FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 22, SAID POINT BEING THE NORTHWEST CORNER OF THE CITY OF DODGE CITY LEASED TRACT, RECORDED IN BOOK 70, PAGE 383 IN THE FORD COUNTY REGISTER OF DEEDS OFFICE; THENCE N 00°33'49" E 642.00 FEET; THENCE N 71°10'41" E 202.41 FEET TO THE NORTHWEST CORNER OF THE FIRST ASSEMBLY OF GOD CHURCH OF DODGE CITY, KANSAS TRACT RECORDED IN BOOK 138, PAGE 583 IN THE FORD COUNTY REGISTER OF DEEDS OFFICE; THENCE S 00°39'00" E 373.11 FEET; THENCE S 00°38'23" E 336.23 FEET TO THE NORTHEAST CORNER OF THE CITY OF DODGE CITY LEASED TRACT; THENCE N 89°26'11" W 205.90 FEET TO THE POINT OF BEGINNING, CONTAINING 3.1 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.

RICK SOWERS, MAYOR

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 REPLAT OF "14TH AND SOULE SUBDIVISION, UNIT TWO" HAS BEEN SUBMITTED TO AND APPROVED BY THE DODGE CITY ZONING BOARD THIS _____ DAY OF _____, 2017.

CHAIRMAN, FRANK ROSE

SECRETARY, NATHAN LITRELL

SURVEYOR:

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

OWNER and SUB-DIVIDER:

City of Dodge City
Attn: Ray Slattery
P.O. Box 880
806 N 2nd Avenue
Dodge City, KS 67801
PH: 620-225-8100

CITY APPROVAL
STATE OF KANSAS
CITY OF DODGE CITY

THE ABOVE AND FOREGOING DOCUMENT KNOWN AS "14TH AND SOULE SUBDIVISION, 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 REVIEW 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 REPLAT OF "14TH AND SOULE SUBDIVISION, 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:

DESCRIPTION:

LOTS FOUR (4), FIVE (5), AND SIX (6), FINAL PLAT OF 14TH AND SOULE SUBDIVISION, CITY OF DODGE CITY, FORD COUNTY, KANSAS, ACCORDING TO THE RECORDED PLAT THEREOF.

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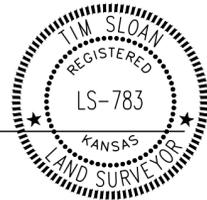
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

AND

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SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



TIM SLOAN, P.S.
PRESIDENT

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

Final Plat
14TH AND SOULE
SUBDIVISION, UNIT TWO
an Addition, 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

Drawn By: ASJ Project #1709DG1263 DD #TDS60

DECEMBER 2017