

CITY COMMISSION MEETING AGENDA

City Hall Commission Chambers

Monday, May 7, 2018

7:00 p.m.

MEETING #5097

CALL TO ORDER

ROLL CALL

INVOCATION BY Pastor Albert Shrock of Bible Baptist Church

PLEDGE OF ALLEGIANCE

PETITIONS & PROCLAMATIONS

Salvation Army Week Proclamation

National Travel and Tourism Week Proclamation

National Train Day in Dodge City Proclamation

Public Service Recognition Week Proclamation

Kansas Cosmosphere Science Day 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).

Great Plains Development Corporation update.

CONSENT CALENDAR

1. Approval of City Commission Meeting Minutes, April 16, 2018;
2. Approval of Special City Commission Meeting Minutes, April 23, 2018;
3. Appropriation Ordinance No. 9, May 7, 2018;
4. Approval of Ratification of Mortgage Release for Boot Hill Bed & Breakfast;
5. Approval of Ratification of the Third Amendment to Sutherlands Development Agreement.
6. Approval of the Change Order #1 for Candletree #8.

ORDINANCES & RESOLUTIONS

Ordinance No. 3685: An Ordinance Designating Central Avenue From Spruce Street to Comanche Street as Two-Way and Requiring That All Vehicles Theron Travel as Much and Repealing Conflicting Ordinances or Parts of Ordinances. Report by Director of Engineering, Ray Slattery.

Resolution No. 2018-10: A Resolution of the City of Dodge City, Kansas, Providing for Notice of a Public Hearing Concerning the Adoption of a STAR Bond Project (Power Center Area) Pursuant to K.S.A.12-17,160 et seq., as Amended. Report by City Manager, Cherise Tieben.

UNFINISHED BUSINESS

NEW BUSINESS

1. Approval of 2018 Street Program. Report by Tanner Rutschman, City Engineer.
2. Approval of Bids for Reconstruction of Central Avenue (Comanche to Vine). Report by Director of Engineering, Ray Slattery.
3. Approval of Change Order for Sixth Avenue Extension. Report by Director of Engineering, Ray Slattery.

OTHER BUSINESS

EXECUTIVE SESSION

1. Land Acquisition
2. Non-Elected Personnel

ADJOURNMENT

PROCLAMATION
of
The City of Dodge City, Kansas
Founded in 1872

Whereas, the Salvation Army's only business in this community of Dodge City, Kansas, as everywhere, is still human business, undertaken with joy for the family of humankind to the greater glory of God; and

Whereas, through sound, innovative, and professional services, the Salvation Army serves the people of Dodge City with unshakable faith in all, no matter how desperate the situation and views all people as people with possibilities; and

Whereas, the Salvation Army acts on behalf of all the residents of our community, with neither salvation nor any other condition prerequisite, nor expecting any thanks, yet nonetheless welcoming community support;

Now, Therefore, Be It Resolved, that I, E. Kent Smoll, Mayor of the City of Dodge City, Kansas, do hereby proclaim May 14-20, 2018, as



Salvation Army Week

In Dodge City, Kansas, and urge all citizens to join in saluting the steadfast men and women who bind up the broken hearted and renew the heart of our community by their quiet service of companion.

Date: _____

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Dodge City, Kansas to be affixed this 7th day of May, 2018.

Mayor, City of Dodge City

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, the travel industry is the seventh- largest employer; 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 \$134 million in Ford County**, and the visitor spending in Ford County **ranks 8th among all counties in the state.**

WHEREAS, Tourism in Ford County generated **\$18.5 million in tax revenues, with \$11.2 million accruing to state and local governments.** Lodging spending increased 20% and represents **18 cents of every dollar spent in Ford County.** The **largest two categories of spending are recreation, and food and beverages with 38.1 million spent and with \$28.3 million spent on recreational activities in Ford County.**

WHEREAS, This spending **directly supported 1,102 jobs in Ford County**, with **overall visitor-supported economic activity supporting more than 1,405 jobs** – that is **one out of every 16 jobs in the county.**

NOW, THEREFORE, I, Kent Smoll, Mayor, do hereby proclaim May 6-12, 2018 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 host an Open House and Chamber of Commerce Coffee **on May 8th 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 7th day of May, 2018

Kent Smoll, Mayor

Nannette Pogue, City Clerk

National Train Day Proclamation

CITY OF Dodge City

A proclamation of the City of **Dodge City** designating
May 12, 2018 “Train Day in **Dodge City**”.

Whereas, Federal and State transportation departments have made expansion of high-speed and intercity passenger rail a top priority in building 21st-Century national infrastructure; and

Whereas, a healthy freight and passenger rail network is essential to keeping the American economy moving efficiently; and

Whereas, **Dodge City** has benefitted from train service on Amtrak’s *Southwest Chief* route; and

Whereas, Amtrak continues to work with states on the development of the next generation of high-speed and intercity passenger rail trains which will create good jobs in the United States by resurrecting the domestic manufacturing base; and

Whereas, During FY 2016 (October 2015 - September 2016) Amtrak welcomed aboard more than 31.3 million passengers, representing the sixth straight year in which ridership has exceeded 30 million, and

Whereas, **5,208** passengers boarded or disembarked Amtrak trains in the City of **Dodge City**; **now therefore be it**

Resolved that the City of **Dodge City**

- Greatly benefits from its place on the intercity rail network
- Passenger rail brings travelers back to American downtowns
- Designates May 12, 2018 “Train Day in **Dodge City**”

Please join us for

National Train Day Open House

May 12 1:00 PM to 3:00 PM

Tour the Historic Depot, and enjoy refreshments while you learn about the historic building and Theater.

Mayor

City Clerk, Nannette Pogue



PUBLIC SERVICE RECOGNITION WEEK

MAY 6-12, 2018

PUBLIC SERVICE RECOGNITION WEEK

In honor of the millions of public employees at the federal, state, county, and city levels:

Whereas:

Americans are served every single day by public servants at the federal, state, county and city levels. These unsung heroes do the work that keeps our nation working;

Whereas:

Public employees take not only jobs, but oaths;

Whereas:

Many public servants, including military personnel, police officers, firefighters, border patrol officers, embassy employees, health care professionals and others, risk their lives each day in service to the people of the United States and around the world;

Whereas:

Public servants include teachers, doctors and scientists . . . train conductors and astronauts . . . nurses and safety inspectors . . . laborers, computer technicians and social workers . . . and countless other occupations. Day in and day out they provide the diverse services demanded by the American people of their government with efficiency and integrity; and

Whereas:

Without these public servants at every level, continuity would be impossible in a democracy that regularly changes its leaders and elected officials;

Therefore:

I, Kent Smoll, Mayor of the City of Dodge City do hereby announce and proclaim to all citizens and set seal hereto, that May 6 – 12, 2018, is Public Service Recognition Week. All citizens are encouraged to recognize the accomplishments and contributions of government employees at all levels — federal, state, county and city.

Mayor

ATTEST:

City Clerk, Nannette Pogue



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P.O. Box 1116
Dodge City, KS 67801-1116
620-227-6406 • fax 620-225-6051
gpd@gpdionline.com • www.gpdionline.com

An EDA Economic Development District/SBA Certified Development Company

... YOUR ECONOMIC DEVELOPMENT PARTNER FOR DODGE CITY ...

THANK YOU for being an active partner! Great Plains Development, Inc. (GPDI) is proud to help you **create jobs** and **assist new and existing businesses**. As your Certified Development Company (CDC) and federal Economic Development District (EDD), we provide loan administration, grant programs and business services. Here's a summary:

See your **project list (and JOBS)** and our entire GPDI Portfolio of Approved Loans/Grants in this report.

Current loan applications. We continue working with prospects and borrowers in Dodge City: Preparing loan applications, loan review services, closing documents and local loan servicing. As always, we have been very busy! In 2017, we had 11 inquiries/applications and we closed on two. We did extraordinary loan servicing on three loans. We currently have 19 active loans in the county. To date, have three active applications for 2018.

Community Development Block Grants – Community Improvement (CDBG-CI). We assist cities and counties with CDBG applications and administration. **We recommend you quickly begin the application process. Deadlines for this year are September and October.** Based on your needs we can help *s-t-r-e-t-c-h* local dollars with CDBG funds (the Compass Behavioral Health building is a great example). And, **USDA Rural Development** can be a partner.

Kansas Department of Commerce (KDOC) Community Development Block Grant Economic Development (CDBG/ED). We help prepare and administrate Small CDBG/ED loans from Kansas Department of Commerce.

City Community Development Block Grant Revolving Loan Fund (CDBG/ED/RLF). A CDBG economic development loan program, GPDI prepares applications and administers this fund for you.

Entrepreneurship Community (E-Community). Through Dodge City/Ford County Economic Development, E-Community loans are Network Kansas, locally-raised funds to business start-ups and business expansion/retention. There is a minimum 40% match required from banks or public sources.

StartUp Kansas. Network Kansas, \$45,000.00 cap, minimum 40% match to public business loan funds.

Kansas Multiplier. Network Kansas, \$100,000 cap, match up to 9% of business loan funds.

GPDI Revolving Loan Funds. Four in-house revolving business loan funds.

What's new? Lots! We represent YOU at regular Topeka meetings of the Kansas Association of Certified Development Companies (KACDC) and Kansas Association of Regional Organizational Development Organizations (KARDO), meeting with our USDA, SBA, EDA and KDHE and Kansas Department of Commerce (KDOC) partners. **Exciting new services:** You can use our **NEW Data Portal to access your county and city information from the University of Kansas** (see sheet inside). **K-State's Advanced Manufacturing Institute and their manufacturing/business technical assistance services are also available (just ask us).**

We are ALWAYS grateful for your assistance, cooperation, and support. Together, we'll continue to make your area one of Western Kansas's most exciting places to grow business!

Most sincerely,

Robert J. Wetmore,
GPDI Co-Director

Faye Trent,
GPDI Co-Director

Paul Olsen,
Field Service Representative

BUSINESS, GROWTH AND REAL JOBS IN SOUTHWEST KANSAS

Serving counties of Barber, Barton, Clark, Comanche, Edwards, Finney, Ford, Grant, Gray, Greeley, Hamilton, Haskell, Hodgeman, Kearny, Kiowa, Lane, Meade, Morton, Ness, Pawnee, Pratt, Rush, Scott, Seward, Stafford, Stanton, Stevens, Wichita. *An equal opportunity lender, provider and employer.*

CITY COMMISSION MEETING MINUTES

City Hall Commission Chambers

Monday, April 16, 2018

7:00 p.m.

MEETING #5095

CALL TO ORDER

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

INVOCATION by Lieutenant Enrique Coreano

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

Mayor Kent Smoll opened the Public Hearing regarding use of the Plan of Finance for the issuance by the City of Wichita, Kansas of its Health Care Facilities Revenue Bonds to be made available to Presbyterian Manors, Inc., Cherise Tieben, City Manager commented that the Bonds Issued were for improvements to Presbyterian Manors. There were no public comments. Mayor Kent Smoll closed the Public Hearing

PETITIONS & PROCLAMATIONS

Mayor Kent Smoll read the proclamation and proclaimed April 27th, 2018 as Arbor Day. Daniel Cecil spoke about the various tree planting that will take place and this year will mark the 42nd year that Dodge City has received an award for a Tree City USA community by the Arbor Day Foundation and Dodge City is one of four communities in Kansas and one of sixteen across the country to be recognized as a Tree City USA community. In addition, trees will be planted in Chilton & Spears Parks to replace the trees that were damaged in the ice storm. At 10:00 am there will be 2 trees planted at the Beeson Arboretum. At 12:00 pm at Wright Park the Shade Tree Commission will plant a tree in dedication in honor of Ethel Peterson and commemorating her career and life services to the community. 2 trees will be planted at the Liberty Garden. There will be about a total of 40 trees to be planted.

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).

Corey Keller, Superintendent of Public Works gave the reports on Crew Recycling and Keep Dodge City Beautiful. Great American Cleanup, this years theme is Haz-tac clean your block. We currently have 15 Adopt-a-Highway cleanups that we are organizing with different organizations who will be doing the cleanups on different dates throughout areas of the city. Wants to invite everyone to the Great American Cleanup this Saturday, April 21st. Last year, we

organized the BLIGHT Task force which involved cleaning up an area and this area continues to be clean. Main Street Festival will be hosting games and provide litter cleanup. I will be conducting a litter survey in June with the advisory board. Special thanks to Jane Longmeyer and Dr. Astelford for continuing to pick up litter on a daily basis.

Gretchen Torrez spoke about concerns regarding practice fields for softball, baseball, etc., There are not enough practice fields for youth to practice on. Youth Complex and other fields are always full. If the City could look into revamping some old fields the youth would have more areas to practice on.

CONSENT CALENDAR

1. Approval of City Commission Meeting Minutes, April 2, 2018;
2. Appropriation Ordinance No. 8, April 16, 2018

Commissioner Jan Scoggins moved to approve the Consent Calendar as presented. Commissioner Brian Delzeit seconded the motion. The motion carried 4-0.

ORDINANCES & RESOLUTIONS

Ordinance No. 3683: An Ordinance Repealing the Current Chapter VIII, Article 4 of the Code of the City of Dodge City and Replacing with a New Chapter VIII, Article 4. Noise; and Repealing all Ordinances or Parts of Ordinances in Conflict Herewith was approved on a motion by Commissioner Brian Delzeit; Commissioner Jan Scoggins seconded the motion. The motion carried 4 -0.

Resolution No. 2018-08: A Resolution Approving the Issuance by the City of Wichita, Kansas of its Health Care Facilities Revenue Bonds for the Purpose of Financing and Refinancing the Acquisition, Construction, Improvement and Equipping of an Existing Senior Living Facility Located in 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. 2018-09: A Resolution Establishing the Dollar Value Assigned to Wages for Consideration of Community Service Work Commitment to the City of Dodge City Through Dodge City Municipal Court and Other Judicial Entities was approved on a motion by Commissioner Jan Scoggins; Commissioner Brian Delziet seconded the motion. The motion carried 4 - 0.

UNFINISHED BUSINESS

1. Commissioner Jan Scoggins moved to approve the Early Retirement Program. Commissioner Brian Delzeit seconded the motion. The motion carried 3 - 0 with Commissioner Kent Smoll opposing.

NEW BUSINESS

1. Commissioner Rick Sowers moved to approve the Bids from Hays fire Equipment in the amount of \$158,523 for Avon Deltair Units or Self-Contained Breathing Apparatus, SCBA Units for the Dodge City Fire Department. Commissioner Brian Delzeit seconded the motion. The motion carried 4 - 0.
2. Commissioner Jan Scoggins moved to approve the amendments to the Personal Policy Manual regarding Health Insurance Eligibility after Retirement. Commissioner Brian Delzeit seconded the motion. The motion carried 4 - 0.
3. Commissioner Jan Scoggins moved to approve the Public Art Policy Manual. Commissioner Brian Delzeit seconded the motion. The motion carried 4 - 0.

OTHER BUSINESS

City Manager, Cherise Tieben

Reminders:

- Saturday April 21st there will be a Legislative Coffee from 9:00 am to 10:30 am at the High Plains Journal;
- There will be a highway dedication at the KDOT office to honor two Falling Soldiers from Wright and renaming of the highway;
- Monday, April 23 there will be a Special Meeting to move our STAR Bond project forward;
- Will be gone Wednesday to Wichita, then to Topeka Thursday, will be back Friday and gone again next week for a conference in Lawrence for 3 days.

Commissioner, Jan Scoggins

- Congratulations to Gretchin Malone for receiving the 2017 Volunteer of the Year Award
- There is an article in the Voices which is the Casa Publications;
- Congratulations to Bob Schuette for receiving the 2018 Mercy Award by Western Plains Medical Complex.
- JC Penny Store of Dodge City received the company's highest distinction, received the Founders Award at a special ceremony on April 5 at the Gaylord Texan Resort and Convention Center in Grapevine. More than 870 JC Penny stores across the country.

Mayor, Kent Smoll

- Congratulations to the United Wireless Arena on their events. They were a success.
- Ribbon Cutting for the the Warrior Project was Saturday morning, it was a real success. Kuddos to Ray, Tanner and all City staff that helped.

ADJOURNMENT

The meeting was adjourned on a motion by Commissioner Jan Scoggins seconded by Commissioner Brian Delzeit. The motion carried 4-0.

Mayor

ATTEST:

City Clerk, Nannette Pogue

SPECIAL CITY COMMISSION MEETING MINUTES

City Hall Commission Chambers

Monday, April 23, 2018

7:00 p.m.

Meeting 5096

CALL TO ORDER

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

PUBLIC HEARING

Mayor Kent Smoll opened the Public Hearing for discussion on amending the STAR Bond District on 14th Avenue.

City Manager, Cherise Tieben, reported on the Ordinance that amends the Star Bond District, taking out the DCCC property from the North Star Bond District – except for 3.1 acres of DCCC property that is being purchased by the City. Also, the Dillon's property and some property owned by Art King is being removed from the District because there are no plans at this time.

Mayor Kent Smoll closed the meeting.

ORDINANCES AND RESOLUTIONS

Ordinance No. 3684: An Ordinance of the Governing Body of the City of Dodge City, Kansas, removing real property from the existing STAR Bond Project district within the City and making certain findings in conjunction therewith was approved on a motion by Commissioner Delzeit. The motion was seconded by Commissioner Warshaw. The motion carried unanimously.

NEW BUSINESS

Commissioner Jan Scoggins moved to approve the Dodge City Middle School Athletic Fields and Drainage Improvements; approve the use of the western portion of the Fire Station and Fire Training Facility property for detention structures due to the school expansion improvements and construction of athletic fields; authorize staff to send a commitment letter to the School District with the following stipulations. Any deviation from approved plan has to have prior approval. All property pins be repaired or the cost to repair be reimbursed to the City. All City buildings codes be followed. The motion was seconded by Commissioner Brian Delzeit. The motion carried unanimously.

City Manager Cherise Tieben reported that we may need to have a Special City Commission meeting on Wednesday of this week.

ADJOURNMENT

Commissioner Jan Scoggins moved to adjourn the meeting. Commissioner Joyce Warshaw seconded the motion. The motion carried unanimously.

ATTEST:

Mayor

Nannette Pogue, City Clerk

Memorandum

To: City Commissioners
From: Cherise Tieben
Date: May 2, 2018
Subject: Lien Release
Agenda Item: Consent Calendar

Recommendation: Staff recommends the ratification of the Lien Release for Boot Hill Bed and Breakfast.

Background: Quite some time ago, staff approached the Commission regarding a Lien Release for Boot Hill Bed and Breakfast as legal proceedings had started on the loan. The facility is now being sold and it has been confirmed that the owners of the note are not benefiting from the sale, as confirmed on the closing statement. The Commission at that time authorized staff to issue a lien release when necessary under those conditions.

Justification: These types of loans are risky and have very little collateral to support them, which is why the program was established. The Local Revolving Loan Fund is utilized for economic development purposes to fund or gap fund what banks will not.

Financial Considerations: The balance of the Local Revolving Loan to Boot Hill Bed and Breakfast that will be written off is \$64,949.50.

Purpose/Mission: Together, we promote open communications with our community members to improve quality of life and preserve our heritage to foster a better future.

Legal Considerations: The release was prepared by legal counsel, Mark Cowell.

The space above is reserved for REGISTER OF DEEDS

Despite acknowledging that the payment of the debt secured by the Mortgage executed by **Boot Hill Bed and Breakfast, Inc.** as Mortgagor/Borrower, and recorded on the 29th day of March, 2006, in Book 343, Pages 560-562, in the office of the Register of Deeds of Ford County, Kansas, has not been made, never the less the undersigned hereby releases the lien which formerly encumbered the described real Property by virtue of said Mortgage:

Lots Eighty-one (81), Eighty-three (83), and Eighty-five (85), EXCEPT the West Eleven (11) feet of Lot Eighty-five (85), Spruce Street, Original Townsite of Dodge City, Ford County, Kansas, according to the recorded Plat thereof.

Dated this 30th day of April, 2018

E Kent Small

Signature

E. Kent Small, Mayor

Type or Print Name/Title

For The City of Dodge City

State of Kansas
County of Ford

On this 30th day of April 2018, before me, the undersigned notary public, personally appeared E. Kent Small, who acknowledged himself to be an authorized agent of _____, and that he, as such agent, being authorized to do so, executed the foregoing instrument for the purposes contained herein, by signing his name hereon.



Connie Marquez
Notary Public

My Appointment expires:

The space below is reserved for REGISTER OF DEEDS

Memorandum

To: City Commissioners
From: Cherise Tieben
Date: May 2, 2018
Subject: Sutherland's 3rd Amendment
Agenda Item: Consent Calendar

Recommendation: Staff recommends ratification of the Third Amendment to Sutherland's Development Agreement.

Background: As you recall, we are checking off all of the conditions for closing. Sutherland's is finishing all of their legal work and their contracts with their contractors. Once that is complete, we will go to closing on the property.

Justification: The time frame from the second amendment expired at midnight April 30, 2018. Therefore, it was necessary for the Mayor to sign prior to Commission meeting in order to allow additional time to complete conditions so that we may move to closing.

Financial Considerations: None

Purpose/Mission: Together we promote open communications with our community members to improve quality of life and preserve our heritage to foster a better future.

Legal Considerations: Prepared by our STAR Bond legal counsel, Todd LaSala.

**THIRD AMENDMENT TO SUTHERLANDS
DEVELOPMENT AGREEMENT**

THIS THIRD AMENDMENT TO SUTHERLANDS DEVELOPMENT AGREEMENT (the "Amendment") is made as of April 30, 2018, by and between the **CITY OF DODGE CITY, KANSAS**, a municipal corporation duly organized under the laws of the State of Kansas (the "City") and **SUTHERLANDS HIGH PLAINS, LLC**, a Kansas limited liability company ("Developer").

RECITALS:

A. The City and Developer entered into that certain Sutherlands Development Agreement dated as of July 6, 2017 (the "Original Agreement"). On March 5, 2018, the City and Sutherlands entered into that certain First Amendment to Sutherlands Development Agreement (the "First Amendment"). And on March 30, 2018, the City and Sutherlands entered into that certain Second Amendment to Sutherlands Development Agreement (the "Second Amendment"). All capitalized terms which are not otherwise defined herein shall have the meanings assigned to them in the Original Agreement, as amended by the First Amendment and the Second Amendment.

B. The City owns certain real property situated in Ford County, Kansas as shown on the map attached to the Original Agreement, as amended, as Exhibit A-1 and legally described on Exhibit A-2 attached thereto (the "Site").

C. Among other things, the Second Amendment extended the Outside Date for the Closing until April 30, 2018, but the parties now desire to further extend such Outside Date.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing and in consideration of the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree to amend the Sutherlands Development Agreement as follows:

1. **Nature of the Third Amendment**. In connection with this Second Amendment to Sutherlands Development Agreement, the parties hereby agree as follows:

(a) **References**. The Original Agreement as modified by the First Amendment, the Second Amendment and this Amendment shall be referred to as the "Agreement."

(b) **Other Terms**. All other terms and provisions of the Original Agreement and/or First Amendment and/or Second Amendment not amended hereby, shall remain in full force and effect. In the event of any inconsistency between the terms of this Amendment and the Original Agreement, as amended, the terms of this Amendment shall govern and control.

(c) **Agreement to Remain in Effect**. Subject to Section 1(b) above, the Agreement as herein amended shall be and remain in full force and effect in accordance with the terms thereof. References in the Original Agreement, the First Amendment and/or the Second Amendment to "the Agreement" or "this Agreement" shall be deemed to mean the Original Agreement as amended by the First Amendment, the Second Amendment and this Amendment.

(d) **Severability**. It is the intent of the parties that the provisions of this Amendment shall be enforced to the fullest extent permitted by applicable law. To the extent that the terms set

forth in this Amendment or any word, phrase, clause or sentence is found to be illegal or unenforceable for any reason, such word, phrase, clause or sentence shall be modified deleted or interpreted in such a manner so as to afford the party for whose benefit it was intended the fullest benefit commensurate with making this Amendment as modified, enforceable and the balance of this Amendment shall not be affected thereby, the balance being construed as severable and independent.

(e) Capitalized Terms. Capitalized terms used but not defined in this Amendment shall have the respective meanings set forth in the Original Agreement, as amended.

(f) Incorporation of Recitals. The parties hereby understand and agree that the Recitals set forth above are hereby incorporated as though more fully set forth herein.

2. Modification of Section 5.1 re: Outside Date. The last sentence of Section 5.1 is hereby deleted in its entirety and replaced with the following:

Notwithstanding anything herein to the contrary, Closing must occur on or before May 18, 2018 (the "Outside Date"), or either party shall have the right to terminate this Agreement upon written notice to the other party.

3. Miscellaneous. In connection with this Amendment, the parties hereby agree as follows:

(a) In any subsequent court action in which the validity or the effect of this Amendment is at issue, the party prevailing in such action shall be entitled to its costs, expenses and reasonable attorney's fees in prosecuting or defending such action.

(b) The parties hereto declare and represent that no promises, inducements or agreements not herein expressed have been made, that this Amendment contains the entire agreement between the parties hereto, and that the terms hereof are contractual and not mere recitals.

(c) This Amendment shall be binding upon and inure to the benefit of the parties hereto, and their successors and assigns.

(d) All remedies at law or in equity shall be made available for the enforcement of this Amendment.

(e) This Amendment may be executed in counterparts.

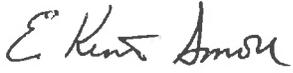
(f) This Amendment shall be construed in accordance with the laws of the State of Kansas.

[Remainder of page intentionally left blank. Signature page immediately follows.]

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the day and year first above written.

THE CITY:

THE CITY OF DODGE CITY, KANSAS

By 
E. Kent Smoll, Mayor

SUTHERLANDS:

SUTHERLANDS HIGH PLAINS, LLC

By 
Name Blake W. Sutherlands
Title MANAGER

Memorandum

*To: City Manager
City Commissioners*
From: Ray Slattery, P.E. 
Director of Engineering Services
Date: May 2, 2018
*Subject: Change Order #1 for Candletree #8
PL1603*
Agenda Item: Consent Calendar

Recommendation: Approve the Change Order #1 for Candletree #8 for a decrease of \$7,113.48.

Background: Candletree #8 was approved on May 1, 2017.

Justification: Water Service lines- Road Bore of 280 LF, Trenching of 291 LF, 8"x 3/4" Saddle 28 EA, 3/4" Shut off 28 EA, 3/4" Corporation Valve 28 EA, and 3/4" Poly Service Line 1075 LF, were added to the contract for Water service lines for the homes. The developer decided he wanted these put in after the final plans were complete.

2" Asphalt Pavement (Class A HMA) – The Asphalt pavement was under run due to not placing the surface course on the tie ins for the future expansion.

Curb and Gutter Transition – The deletion of 10 L.F. represents actual field measurements for this item.

30" Rolled Curb and Gutter and 30" Standard Curb and Gutter- The under run of 145 LF of rolled curb and gutter and the overrun of 146 LF of standard curb and gutter are due to decisions made in the field for the SW side of Breckenridge.

Silt Fence- The under run of 1890 LF of Silt fence is due to the decision that 3690 LF was not needed for this project.

Scourstop Transition Mat- The under run of 512 SF is due to the original plan number of 960 SF being an overabundance of material. The 512 SF was the field measured quantity for what was needed.

Inlet Protection- The under run of 3 each for inlet protection is due to the decision that it was not needed for this project.

Temporary Seeding- An under run of 2.0 AC on the temporary seeding is a field measured and final quantity.

Construction Entrance- An under run of 2 each construction entrance is due to the contractor only placing and using one entrance for this project.

Victory Electric Conduit- The addition of 150 LF road bore and 180 LF 2" poly conduit is due to the developer deciding to add this after the plans were finalized.

AT&T Conduit- The addition of 150 LF road bore and 180 LF 2" poly conduit is due to the developer deciding to add this after the plans were finalized..

Financial Considerations: Change Order No. 1 is for a decrease of 7, 113.48.

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

Legal Considerations: By approving the Change Order, the Contract price of the project is decreased.

Attachments: Change Order #1

CITY OF DODGE CITY

Change Order

CONTRACT FOR: Candletree #8

PROJECT NUMBER: PL 1603

CONTRACTOR: Klotz Sand Co., Inc.

REQUEST NUMBER: 1

ITEM DESCRIPTION	UNIT	CONTRACT OR PREVIOUS QUANTITY	ADJUSTED QUANTITY	AMOUNT OF OVERRUN OR UNDERRUN	CONTRACT UNIT PRICE	NEW UNIT PRICE	DOLLAR AMOUNT OF CHANGE
Water Service							
Road Bore	LF	0	280	280		\$ 11.00	\$ 3,080.00
Trenching	LF	0	291	291		\$ 5.50	\$ 1,600.50
8"x3/4" Saddle	Each	0	28	28		\$ 89.91	\$ 2,517.48
3/4" Shut Off	Each	0	28	28		\$ 84.51	\$ 2,366.28
3/4" Cooperation Valve	Each	0	28	28		\$ 48.96	\$ 1,370.88
3/4" Poly Service Line	LF	0	1075	1075		\$ 0.50	\$ 537.50
2" Asphalt Pavement (Class A HMA)	SY	8002	7888	-114	\$ 8.58		\$ (978.12)
Curb & Gutter Transition	LF	200	190	-10	\$ 20.00		\$ (200.00)
30" Rollover Curb & Gutter	LF	3820	3675	-145	\$ 30.00		\$ (4,350.00)
30" Standard Curb & Gutter	LF	1080	1226	146	\$ 30.00		\$ 4,380.00
Silt Fence	LF	3690	1800	-1890	\$ 4.00		\$ (7,560.00)
Scourstop Transition Mat	SF	960	448	-512	\$ 13.00		\$ (6,656.00)
Inlet Protection	Each	3	0	-3	\$ 350.00		\$ (1,050.00)
Temporary Seeding	Ac	6.1	4.1	-2	\$ 1,000.00		\$ (2,000.00)
Construction Entrance	Each	3	1	-2	\$ 1,550.00		\$ (3,100.00)
Victory Electric Conduit							
Road Bore	LF	0	150	150		\$ 6.00	\$ 900.00
2" Poly Conduit	LF	0	180	180		\$ 1.25	\$ 225.00
AT&T Conduit							
Road Bore	LF	0	150	150		\$ 8.00	\$ 1,200.00
4" PVC Conduit	LF	0	180	180		\$ 3.35	\$ 603.00
						NET DECREASE	\$ (7,113.48)

RECOMMENDED FOR APPROVAL:

Ray Slattery, P.E.
Director of Engineering Services

This is to affirm that I have inspected this change in plans and construction and hereby agree to the quantities, unit prices, and amounts shown above.

Contractor: Klotz Sand Co., Inc.

By: _____

Nannette Pogue, City Clerk

Mayor or City Manager

Memorandum

*To: City Manager
City Commissioners*

*From: Ray Slattery,
Director of Engineering
Services*

Date: May 1, 2018

*Subject: Ordinance 3685
Two-Way Traffic on Central Ave.
Spruce St. to Comanche St.
Agenda Item: Ordinances and Resolutions*

Recommendation: Approve Ordinance No. 3685

Background: It has been discussed that when the reconstruction of Central Ave. is complete from Comanche St. to Vine St. that Central Ave. will be converted back to two-way traffic. The improvement plans were completed with this assumption. With the passage of Ordinance 1894 on May 3, 1971 Central Ave. became a one-way, north bound street. Prior to this time Central Ave. had been a two-way street and even a State Highway, US50S. Comprehensive Plans from this point forward have mentioned returning Central Ave. to a two-way street and implementing improvements for better and safer vehicular and pedestrian traffic. As part of BHC Rhodes design agreement a traffic study was to be performed to determine the effects of converting Central Ave. to two-way traffic. The results of the study find that converting Central Ave. to two-way will not have a significant impact on the corridor. I have attached the results of the report for your review.

Justification: This Ordinance will give the City the authority to convert traffic on Central Ave. between Spruce St. and Comanche St. from one-way, northbound, to two-way traffic.

Purpose/Mission: This will meet the City's core values of Safety and Ongoing Improvement.

Legal Considerations: N/A

Attachments: Ordinance 3685 and Summary of Traffic Study.

ORDINANCE NO. 3685

AN ORDINANCE DESIGNATING CENTRAL AVENUE FROM SPRUCE STREET TO COMANCHE STREET AS TWO-WAY AND REQUIRING THAT ALL VEHICLES THEREON TRAVEL AS SUCH AND REPEALING CONFLICTING ORDINANCES OR PARTS OF ORDINANCES.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF DODGE CITY:

Section 1: Repeal a portion of Ordinance No. 1894 duly adopted on the 3rd day of May, 1971 pertaining to one-way Street and Traffic on Central Ave. from Spruce St. north to Comanche St.

Section 2: Vehicular Traffic on Central Ave. from Spruce St. to Comanche St. shall be considered two-way and vehicles shall travel as such.

Section 3: This ordinance shall only take effect following its publication in the official City newspaper as provided by law, after the Central Ave. Reconstruction Project, Project # ST 1508, is complete, and posting of appropriate signs and traffic signal modifications advising the motoring public of the provisions of this ordinance.

Passed by the Governing Body of the City of Dodge City and approved by the Mayor, this 7th day of May, 2018.

E. Kent Smoll, Mayor

ATTEST:

Nannette Pogue, City Clerk

Summary and Recommendations

This memo documents the findings of the traffic analysis for the conversion of Central Avenue between Comanche Street and Spruce Street from one-way traffic to two-way traffic. Central Avenue can be converted from one-way to two-way traffic between Comanche Street and Spruce Street based on the results of our field observations, traffic signal warrant study, and SYNCHRO capacity analysis. The following summary and recommendations can be made with the restriping and signing of one lane of traffic in each direction of this section of Central Avenue:

- The 30mph posted speed limit along Central Avenue is appropriate and should not be changed.
- An estimated 250 vehicles per hour during peak hour periods are anticipated for southbound Central Avenue after conversion to two-way traffic.
- The signal operation at Comanche Street is not expected to experience significant increases in overall delay. There may be signal timing benefits experienced during non-peak periods.
- Side streets along the Central Avenue corridor are not expected to experience major increases in peak hour delay, although the lower volume side street left turn movements will experience some delay which is typical.
- Side streets will frequently experience “hidden” delay improvements, particularly during non-peak periods as overall accessibility of the neighborhood would be improved as residents no longer have to drive around the block to head south.
- The signal operation at Spruce Street is not expected to experience significant increases in overall delay and the intersection is expected to function as a “relief valve” for the intersection of Wyatt Earp Boulevard and Central Avenue. During peak traffic hours and other busy times, drivers planning to turn left at Wyatt Earp Boulevard, will be able to make a decision to turn left at Spruce Street instead to avoid traffic backups as this intersection can be viewed from Spruce Street.
- The intersection at Wyatt Earp Boulevard and Central Avenue does not warrant a traffic signal for existing or projected traffic based on the warrant analysis. Existing accident experience is low and local traffic apparently avoids the southbound left turn Central Avenue movement today. Consideration may be given to prohibiting the existing southbound left turn Central Avenue movement at Wyatt Earp Boulevard which would direct slightly more projected traffic to the southbound left turn Central Avenue movement at Spruce Street.
- Future signalization of Wyatt Earp Boulevard and Central Avenue requires additional study and would have additional traffic and infrastructure implications to the operation of Wyatt Earp Boulevard:
 - There is only 300 feet of vehicle stacking on westbound Wyatt Earp between 1st Avenue and Central Avenue. Coordination of the two traffic signals would be challenging due to the short distance
 - The railroad crossing south on 1st Avenue, south of Wyatt Earp sometimes causes traffic congestion today
 - There is only 50 feet of southbound vehicle stacking between Wyatt Earp Boulevard and the public parking lot. This area would experience more frequent stacking issues with signalization.
 - There is not a lot of area for the southbound stacking required at a signal north of the parking area drive which impacts sidewalk improvements and southbound one-street parking south of Gunsmoke Street

- The existing pedestrian crossing approximately 120 feet to the east of the intersection would likely need removed and the sidewalks reworked to provide pedestrian accommodations at the new traffic signal
- The south leg of the intersection, that currently provides driveway access to the railroad depot, would need signalized to provide full access safety at a newly signalized intersection
- Regional development and traffic growth projections should be made and distributed to the intersections of Wyatt Earp Boulevard at Central Avenue and 1st Avenue before making the decision to redesign these intersections

Memorandum

To: City Commissioners
From: Cherise Tieben
Date: May 2, 2018
Subject: Resolution 2018-10
Agenda Item: New Business

Recommendation: Staff recommends the approval of Resolution 2018-10 which establishes June 11, 2018 as the date for the Public Hearing regarding the STAR Bond Project Plan for the Power Center Area which is contained in our STAR Bond District.

Background: As you recall, we have been working on this project with Sutherland's High Plains, LLC for quite some time. The Project Plan public hearing will discuss the details of this program, layout the financial implications of the development, explain our participation and address the benefits that will be received for the community and the Heritage Area.

Justification: The Public Hearing is a process required in order to move forward with the issuance of STAR Bonds for this project. The STAR Bonds is a difficult and cumbersome tool for communities of our size, however, the benefits to our tourism community is significant enough to justify utilizing this economic development tool.

Financial Considerations: None at this time.

Purpose/Mission: Together we work honestly and with integrity while respecting the rights of others.

Legal Considerations: The document has been prepared by STAR Bond legal counsel, Todd LaSala.

RESOLUTION NO. 2018-10

A RESOLUTION OF THE CITY OF DODGE CITY, KANSAS, PROVIDING FOR NOTICE OF A PUBLIC HEARING CONCERNING THE ADOPTION OF A STAR BOND PROJECT PLAN (POWER CENTER AREA) PURSUANT TO K.S.A. 12-17,160 *et seq.*, AS AMENDED.

WHEREAS, pursuant to K.S.A. 12-17,160 *et seq.*, as amended (the “STAR Bonds Financing Act”), the City of Dodge City, Kansas (the “City”), is authorized to assist in the development and redevelopment of eligible areas within and without the City in order to promote, stimulate and develop the general and economic welfare of the State of Kansas and its communities; and

WHEREAS, on March 19, 2012, pursuant to the STAR Bond Act, the City approved a STAR Bond Project District (the “Original STAR Bond District”) by passage of Ordinance No. 3527.

WHEREAS, the Kansas Secretary of Commerce determined that the Original STAR Bond Project District is an “eligible area” in that it is a major commercial entertainment and tourism area, as such terms are defined in the STAR Bonds Financing Act, and approved the Original STAR Bond Project District in a letter dated as of February 14, 2012 in accordance with the requirements of the STAR Bonds Financing Act; and

WHEREAS, the Original STAR Bond District has been amended three times since its inception: (i) on October 23, 2014, adding approximately twenty five (25) acres of real property to eastern boundaries of the Original STAR Bond Project District (as amended, the “2014 STAR Bond Project District”), and (ii) again on February 3, 2017, adding approximately 219 acres of real property (the “Power Center Area”) by passage of Ordinance No. 3650 (as amended, the “2017 STAR Bond District”), and most recently on April 23, 2018, removing 184 acres of real property from the Power Center Area by passage of Ordinance No. 3684. As a result, the current STAR Bond District (the “District”) contains three (3) separate non-contiguous areas totaling approximately 720 acres located within the City – (1) the revised, 35 acre Power Center Area, (2) approximately 166 acres located in the historic downtown area of Dodge City, Kansas (the “Heritage Area”), and (3) an area generally located between U.S. Highway 50 and 108th Road, south of Frontview Road (the “Entertainment Area”).

WHEREAS, pursuant to the STAR Bonds Financing Act, the City is now contemplating a proposed STAR Bond project plan (the “STAR Bond Project Plan”) for the Power Center Area within the District shown on **Exhibit A** attached to this Resolution; and

WHEREAS, pursuant to the STAR Bonds Financing Act, the City must adopt a resolution stating that the City is considering the adoption of the STAR Bond Project Plan and include in such resolution notice that a public hearing will be held to consider the adoption of said STAR Bond Project Plan.

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

Section 1. Notice is hereby given that a public hearing to consider the adoption by the City of the STAR Bond Project Plan (Power Center Project Area) shall be held at the City Hall, 806 2nd Avenue, Dodge City, Kansas, on June 11, 2018, beginning at 7:00 p.m. or as soon thereafter as may be heard.

Section 2. A description of the boundaries of the District, as amended, within which the STAR Bond Project will be located is set forth in **Exhibit A** attached hereto and incorporated herein by reference.

Section 3. A description of the boundaries of the STAR Bond Project Area (the Power Center Area) proposed to be included within the STAR Bond Project District is attached hereto as **Exhibit B** and incorporated herein by reference. A sketch of the STAR Bond Project Area (the Power Center Area) is also attached to this Resolution as **Exhibit C**.

Section 4. The STAR Bond Project Plan, including a summary of the feasibility study, market study, relocation assistance plan and financial guarantees of the Developer and a description and map of the area to be redeveloped or developed will be available for public inspection prior to the public hearing during regular office hours in the Office of the City Clerk, at City Hall, 806 2nd Avenue, Dodge City, Kansas.

Section 5. At the public hearing, the Governing Body of the City will consider findings necessary for the adoption of the proposed STAR Bond Project Plan.

Section 6. The City Clerk shall give notice of the public hearing in accordance with the provisions of the STAR Bonds Financing Act.

THIS RESOLUTION IS ADOPTED by the Governing Body of the City of Dodge City, Kansas, this 7th day of May, 2018.

CITY OF DODGE CITY, KANSAS

By: _____
E. Kent Smoll, Mayor

(SEAL)

ATTEST:

Nannette Pogue, City Clerk

EXHIBIT A

LEGAL DESCRIPTION OF STAR BOND PROJECT DISTRICT

Heritage Area of STAR Bond District – Legal Description

Beginning at the intersection of the east r/w line of Fifth Ave. and the south r/w line of Wyatt Earp Blvd. as the point of beginning; thence north along the east r/w line of Fifth Ave. to the extended south line of the north 60 feet of Lots 41,42,43 and 44 of Walnut Street, Original Town; thence west along the said extended line to the west line of Lot 44, Walnut Street, Original Town; thence north along the west line of said Lot 44 to the south line of the platted alley; thence east along the south line of said alley to a point that is 82 feet west of the west r/w line of Fifth Ave.; thence north and parallel with a line that is 82 feet west of the west r/w line of Fifth Ave. to the south r/w line of West Spruce Street; thence east along the south r/w line of said West Spruce Street to the extended east line of the n-s alley in Block 20, Original Town; thence north along the said n-s alley to the south r/w line of West Vine Street; thence east along the south r/w line of said West Vine Street to the west r/w line of Third Ave.; thence south along the west r/w line of said Third Ave. to the extended south line of the e-w alley along Lots 17 thru 24, Gunsmoke Street, Original Town; thence east along the south line of said alley and continuing east extending thru the vacated alley along Lots 9 thru 16, Gunsmoke Street, Original Town; thence continuing along the south line of the e-w alley along Lots 1 thru 8, Gunsmoke Street, Original Town to the west r/w line of Central Ave.; thence south along the west r/w line of said Central Ave. to the projected south r/w line of Military Ave.; thence east along the projected south r/w line of said Military Ave. to the west line of Lot 12, Block 2, F.W. Boyd's Addition; thence south along the west line of said Lot 12 for a distance of 160 feet to the north line of an e-w alley; thence east along the north line of said e-w alley to the projected west line of Lot 1, Block 9, Centennial Addition; thence south along the projected west line of said Lot 1 to a point that intersects the south r/w line of Wyatt Earp Blvd.; thence east for a distance of 387.07 feet; thence south for a distance of 187.9 feet to the north r/w line of the B.N.&S.F. Railroad; thence west along the north r/w line of said B.N.&S.F. Railroad to the extended east r/w line of Central Ave.; thence south along the extended east r/w line of said Central Ave. to the north r/w line of the BN&SF Railroad; thence west along the north r/w of said BN&SF Railroad which is also the south r/w line of Wyatt Earp Blvd. to extended west line of Lot 49, West Trail Street, Original Town; thence south along the extended west line of said Lot 49 to the north r/w line of West Trail Street; thence east along the north r/w line of said West Trail Street to the west r/w line of South Second Ave.; thence south along the west r/w line of said South Second Ave. to the north line of the Arkansas River; thence in a southwesterly direction along the north line of said Arkansas River to the east line of Young's Place; thence north along the east line of said Young's Place to a point that is 528 feet south of the south r/w line of Park Street; thence east for a distance of 245 feet; thence north for a distance of 528 feet to the south line of Park Street; thence east along the south r/w line of said Park Street to the west/north line of the Burlington Northern/Cimarron Valley Railroad; thence northeasterly along the north line of said Burlington Northern/Cimarron Valley Railroad and extending to the point of beginning.

AND

A tract of land beginning at a point along the south r/w line of Military Ave. and the west line of Lot 12, Block 2, F.W. Boyd's Addition; thence south along the west line of said Lot 12 for a distance of 160 feet to the north line of an e-w alley; thence east along the north line of said e-w alley to the projected west line of lot 1, Block 9, Centennial Addition; thence south along the projected west line of said Lot 1 to a point that intersects the south r/w line of Wyatt Earp Blvd.; thence east for a distance of 387.07 feet; thence south for a distance of 187.9 feet to the north r/w line of the B.N. & S.F. Railroad; thence east along the said north r/w line of the B.N. & S.F. Railroad to the southeast corner of Western Beverage;

thence northeasterly to the southwest corner of Lot 1, Santa Fe Plaza; thence easterly along the south line of Santa Fe Plaza to the southeast corner of Lot 5, Santa Fe Plaza; thence north along the east line of said Lot 5 to the south r/w line of Wyatt Earp; thence west along the south r/w line of Avenue B; thence north along the extended west r/w line of said Avenue B to the northeast corner of Lot 7, Block 9, Centennial Addition; thence west along the south r/w line of military Ave. to the extended east line of Lot 29, Block 2, Original town; thence north along the extend east line of said Lot 29, Block 2, Original Town to the south r/w of Spruce Street; thence west along the south r/w of said spruce street to the northwest corner of Lot 21, Block 2, Original Town, said corner being on the east r/w line of Avenue A; thence south along the east r/w line of said Avenue A extending to the south r/w line of military Ave.; thence west along the south r/w line of Military Ave. to the point of beginning.

AND

A track of land beginning at a point along the south r/w line of Wyatt Earp Blvd. And the west r/w Line of Second Ave.; thence south along the west line of Second Ave. to the south r/w line of South Front Street as platted in Original Town; thence east along the south r/w line of South Front Street to a point that is 250 feet east of the east r/w line of Second Ave.; thence north to the north r/w line of the B.N. & S.F. Railroad; thence west along the north r/w line of said B.N. & S.F. Railroad, said line also being the extended south r/w line of Wyatt Earp Blvd. to the point of beginning.

Entertainment Area Legal Description

All of the Replat of Mariah Center Lot 1, Block 1, a subdivision of land in Dodge City, Ford County, Kansas excluding Lot 6 and a tract of land described as follows: Commencing at a point that intersects northerly r/w line of Comanche Street with the westerly r/w line of U.S. Highway 50; thence northeasterly along the westerly r/w line of said U.S. Highway 50 for a distance 104 feet to the point of beginning; thence northwesterly and perpendicular with the westerly r/w line of said U.S. Highway 50 for a distance of 50 feet; thence northeasterly and parallel with the westerly r/w line of said U.S. Highway 50 for a distance of 30 feet; thence southeasterly and perpendicular with the westerly r/w line of said U.S. Highway 50 for a distance of 50 feet; thence southwesterly along the westerly r/w line of said U.S. Highway 50 for a distance of 30 feet to the point of beginning.

And all of BHC Resort Subdivision, a subdivision of land in Dodge City, Ford County, Kansas excluding Lot 1A.

Power Center Area Legal Description

A tract of land located in the east ½ of Section 22, and the west ½ of Section 23, Township 26 south, range 25 west of the 6th principle meridian Ford County, Kansas for the uses of STAR Bond and described as follows: beginning at the southeast corner of Lot 1 of the Fourteenth and Soule Subdivision said point also being on the west right of way line of Fourteenth Ave and on the South line of the northeast quarter of Section 22; thence west along said south line to a point on said line intersecting the extension of the west line of the Fourteenth and Soule Subdivision Unit Two; thence north along said west line and extension thereof to the western most northwest corner of the Fourteenth and Soule Subdivision Unit Two; thence northeasterly to the northern most northwest corner of the Fourteenth and Soule Subdivision Unit Two; thence east along the north line of the Fourteenth and Soule Subdivision Unit Two to the northeast corner thereof also being on the west right of way line of Fourteenth Avenue; thence north along said west right of way line to a point directly across from and perpendicular to a point on the east right of way of Fourteenth Avenue that intersects the extension of the south right of way line of Speirs Street to Northern Street to Manor Drive; thence east to the east right of way line of Fourteenth Avenue and the intersection of the extension of the south right of way line of Spiers Street to Northern

Street to Manor Drive; thence easterly and southerly along said south right of way line and extension thereof to the northerly right of way line of Soule Street; thence westerly along said north right of way line to the southeast corner of Lot 1 Block 1 of the Replat of Rostine Hills; thence northerly and westerly along the eastern boundary of the Replat of Rostine Hills to the east right of way line of Fourteenth Avenue; thence south along said east right of way line to the northwest corner of Lot 2, Block 3 Rostine Hills Addition; thence east along the north line of said Lot 2 to the west right of way line of Thirteenth Avenue; thence south along said west right of way line to the southeast corner of Lot 3, Block 3, Rostine Hills Addition; thence west along the south line of said Lot 3 to the east right of way line of Fourteenth Avenue; thence south along said east right of way line to the northwest corner of Lot 1, Green Hills O'Ford No. 2; thence east along the north line of said Lot 1 to the northeast corner thereof; thence south along the east line of said Lot 1 to the southeast corner thereof; thence west along the south line of said Lot 1 and extension thereof to the west right of way line of Fourteenth Avenue; thence north along said west right of way line to the point of beginning.

EXHIBIT B

LEGAL DESCRIPTION OF STAR BOND PROJECT AREA (POWER CENTER AREA)

A tract of land located in the east ½ of Section 22, and the west ½ of Section 23, Township 26 south, range 25 west of the 6th principle meridian Ford County, Kansas for the uses of STAR Bond and described as follows: beginning at the southeast corner of Lot 1 of the Fourteenth and Soule Subdivision said point also being on the west right of way line of Fourteenth Ave and on the South line of the northeast quarter of Section 22; thence west along said south line to a point on said line intersecting the extension of the west line of the Fourteenth and Soule Subdivision Unit Two; thence north along said west line and extension thereof to the western most northwest corner of the Fourteenth and Soule Subdivision Unit Two; thence northeasterly to the northern most northwest corner of the Fourteenth and Soule Subdivision Unit Two; thence east along the north line of the Fourteenth and Soule Subdivision Unit Two to the northeast corner thereof also being on the west right of way line of Fourteenth Avenue; thence north along said west right of way line to a point directly across from and perpendicular to a point on the east right of way of Fourteenth Avenue that intersects the extension of the south right of way line of Speirs Street to Northern Street to Manor Drive; thence east to the east right of way line of Fourteenth Avenue and the intersection of the extension of the south right of way line of Spiers Street to Northern Street to Manor Drive; thence easterly and southerly along said south right of way line and extension thereof to the northerly right of way line of Soule Street; thence westerly along said north right of way line to the southeast corner of Lot 1 Block 1 of the Replat of Rostine Hills; thence northerly and westerly along the eastern boundary of the Replat of Rostine Hills to the east right of way line of Fourteenth Avenue; thence south along said east right of way line to the northwest corner of Lot 2, Block 3 Rostine Hills Addition; thence east along the north line of said Lot 2 to the west right of way line of Thirteenth Avenue; thence south along said west right of way line to the southeast corner of Lot 3, Block 3, Rostine Hills Addition; thence west along the south line of said Lot 3 to the east right of way line of Fourteenth Avenue; thence south along said east right of way line to the northwest corner of Lot 1, Green Hills O'Ford No. 2; thence east along the north line of said Lot 1 to the northeast corner thereof; thence south along the east line of said Lot 1 to the southeast corner thereof; thence west along the south line of said Lot 1 and extension thereof to the west right of way line of Fourteenth Avenue; thence north along said west right of way line to the point of beginning.

EXHIBIT C

SKETCH OF STAR BOND PROJECT AREA (POWER CENTER AREA)



Memorandum

*To: City Manager
City Commissioners*
*From: Tanner Rutschman
City Engineer*
Date: May 7, 2018
Subject: 2018 Street Program
Agenda Item: New Business

Recommendation: Approve the 2018 Street Program as outlined below.

Background: On an annual basis, staff outlines street construction projects for Commission approval. These projects are based on information gathered from staff maintenance records and inspection of the City Streets. Each year as many street projects are included as possible with the funds available for the Street Program. As a result, several projects have been selected for this years Street Program.

Justification: The projects included in this years Street Program were selected based on their current PCI rating and the ability of staff to stretch funding as far as possible. Once identified, the appropriate repair technique was chosen for each. These selected streets only account for a portion of the streets that require capital maintenance and next year we will continue the street program and prioritize which streets in a manner to improve as many streets as possible.

Financial Considerations: Partial funding of these projects will come form the City's Special Streets Fund for construction and maintenance of the city's streets. A total of \$650,000 would be allocated from the Special Streets Fund for this program. The remaining funds would need to come from General Obligation Bonds. A total of \$2,583,900 of the funds would need to come from GOB funds to complete the program as presented. Staff and the Finance director will work together to determine the repayment amount of the additional GOB. Staff will return to the Commission for their approval of the additional GOB. Staff wants to begin the intial design of the GOB listed projects. Projects totaling \$4,890,000 have already been authorized by the Commission.

Purpose/Mission: These Projects align with the City's Core Value of administering Ongoing Improvements to provide for the citizens and prepare for the community's future.

Legal Considerations: N/A

Attachments: List of 2018 Street Projects.

2018 STREET PROGRAM LIST

SPECIAL STREETS FUNDING

\$ 650,000

MASTIC CRACK SEALANT –

\$ 95,000

This project consists of patching large transverse cracks on several streets in town. This is a preventative maintenance measure that will improve the smoothness of the road surface and deter water from percolating through the pavement and deteriorating the sub-grade. This preventative maintenance technique will work hand in hand with the City's planned Chip Seal Program.

STREET SEALING --

\$ 300,000

This funding will go towards getting a chip seal program started. With this program, the City will be split into six zones. Chip seal work in these zone will be done in a cycle and shall follow the mastic crack sealing program. This work will be limited to local residential streets. This year's sealing will take place in zone one, which is located north of US 50 Highway.

MORGAN BLVD. PAVEMENT MARKINGS –

\$ 52,500

This project will include the removal and restriping of pavement markings along Morgan Blvd. The new striping plan will include dedicated parking lanes along the street.

ROSS BLVD. PAVEMENT MARKINGS –

\$ 5,000

This project will include the removal and restriping of pavement markings along Morgan

TRAFFIC SIGNAL IMPROVEMENTS –

\$ 45,000

This money will be used to install video detection and turn arrows at the intersection of Comanche St. and 1st Ave.

TRAFFIC STUDY –

\$ 20,000

This funding will go towards completing a traffic study for East Trail St. from Underpass Rd. to the intersection of US 283/56 Highways and US 400 Hwy & East Trail St. The purpose of the study will be to identify solutions to relieve congestion and improve operation.

SIDEWALK CONSTRUCTION & CONCRETE REPAIRS –

\$ 90,000

This money goes towards the construction of new sidewalks and repair of existing sidewalks, either by the City or through the Cost-Share Program. This year the funds will go towards sidewalk extensions, valley gutter replacement around town, and concrete repairs downtown.

CENTRAL AVE. AND UNIVERSITY DR. INTERSECTION –

\$ 27,940

This money will fund the additional costs that exceeded last year's allotted funding for this project.

SUMMERLON V STREET LIGHTING -- **\$ 14,560**
This funding will go towards the installation of street lighting in the Summerlon V development.

PROPOSED GOB FUNDED PROJECTS **\$ 2,225,000**

CENTRAL AVE. RECONSTRUCTION - **\$ 1,300,000**

Additional funds will be required to complete this reconstruction project. After design, only \$3.6M remains of the initial bonded amount of \$4.1M. The low bid for the reconstruction project came in at \$3.8M. Additional costs that will be incurred on the project as well as some optional improvement items are listed below.

Additional Costs to Consider

• Shortage	\$ 200,000
• Installation of new water meters & cans.	\$ 200,000
• Installation of new street lights.	\$ 150,000
• Irrigation Repair, Property Purchase, & Monument Sign Adj.	\$ 75,000
• Replace all of the sanitary sewer. (<i>Optional</i>)	\$ 160,000
• Widen Central Ave. north of Comanche St. (<i>Optional</i>)	\$ 100,000
• 10% Contingencies for unforeseen work.	\$ 380,000
TOTAL	\$ 1,265,000

LINN ST. RECONSTRUCTION & DRAINAGE IMPROVEMENT – **\$ 250,000**

This project will reconstruct and improve two blocks of Linn St. (14th Ave to Greenwood Ave.) as well as redirect stormwater through a new stormsewer instead of having it flow down the street. Rattlesnake Creek will also be cleaned up in the process.

WAGON WHEEL #2 CONNECTION TO FRONTVIEW – **\$ 175,000**

The Wagon Wheel #2 residential development has brought forth a need to construct a second outlet to this residential neighborhood in the northeast corner of town. This second outlet will help reduce traffic on Ave. A and give the new development direct access to US 50 Highway. We have been working with Cox Communications to acquire the right-of-way to complete this improvement.

ASPHALT STREET PROJECTS - **\$ 500,000**

This funding will go towards the reconstruction and/or mill & overlay of asphalt streets. The locations and type of work include:

PROPOSED PROJECTS

- Reconstruct Gary Ave. (US-50 Hwy to Mellane St.)
- Reconstruct Academy Ave. (Hennessey St. to the north)
- 2” Overlay on Linn St. (Greenwood Ave. to Overhill Rd.)
- 2” Overlay on St. Joseph St. (Ave. A to Anna Ave.)

- 2” Overlay on McArtor Rd. (2nd Ave. to Kelley St.)
- 2” Overlay on Sycamore St. (S. 2nd Ave. to Minneola Rd.)
- 2” Overlay on Ave. F (Division St. to Comanche St.)

OTHER PROPOSED GOB FUNDED PROJECTS **\$ 315,000**

KINDSVATER TRUCKING DRAINAGE IMPROVEMENTS - **\$ 115,000**

The drainage ditch through the Kindsvater Trucking lot on East Trail St. requires some improvement. During rain events, storm water from Trail St. and National Beef is directed across the property on its way to the river and there is no defined channel for it to go through. This is causing flooding & maintenance issues to the Kindsvater lot as well as the residential property that abuts it to the east. This project will look to remedy these issues.

GREEN HILLS O’FORD DRAINAGE IMPROVEMENT DESIGN-BUILD – **\$ 200,000**

Due to years of deferred maintenance, the drainage through Green Hills O’Ford is in serious need of improvement. This project will aim to redesign the drainage through this neighborhood to reduce maintenance issues moving forward.

PUBLIC ART FUND CONTRIBUTION **\$ 18,900**

Funding required for public art per Ordinance 3603 based on the amount to be bonded in 2018.

TOTAL PROPOSED GOB FOR 2018 **\$ 2,583,900**

PREVIOUS GOB FUNDED PROJECTS **\$ 4,890,000**

CENTRAL AVE. RECONSTRUCTION - **\$ 4,100,000**

This reconstruction project will run from Vine St. to Comanche St. and include all street, sidewalk, waterline & some sewer main replacement.

1ST AVE. RECONSTRUCTION & WATERLINE REPLACEMENT - **\$ 740,000**

Replacement of a 5 block section of brick street from Hickory St. to Cedar St. along with the underlying water main. The roughest 5 continuous blocks with the most water main issues was selected. This project is on hold until the Central Ave. reconstruction project is nearing completion.

DESIGN OF AVE. K RCB REPLACEMENT- **\$ 50,000**

This funding will go towards the redesign of the RCB under Military St. at Ave. K. This box structure is beginning to fail and is in need of replacement. While this box structure is being replaced it is our desire to align the offset intersection of Military St. and Ave. K.

Memorandum

*To: City Manager
City Commissioners*

*From: Ray Slattery, P.E.
Director of Engineering Services*

Date: May 1, 2018

*Subject: Central Ave. Reconstruction from
Vine St. to Comanche St. –
Paving, Water, & Sanitary Sewer,
ST 1508*

Agenda Item: New Business

Recommendation: Approve the bid from Building Solutions, Inc. for the reconstruction of Central Ave., along with the installation of new waterline infrastructure, sanitary sewer repairs, and some storm water improvements using Fly-Ash Treated Sub-Grade Modification in the amount \$3,807,094.65. We would also like permission to enter into negotiations with Building Solutions, Inc. to determine the cost to replace all the sewer line. The Engineer's Estimate for the project was \$5,066,121.00.

Background: This project was approved for design in 2016. The City hired BHC Rhodes consultants for the design work. The Commission has already approved partial funding for the project through General Obligation Bonds. As part of the project a new 12" water line, sanitary sewer repairs, installation of a storm drainage system near Comanche St., and installation of new traffic and HAWK cross-walk signals will take place. Concrete Pavement will replace the existing brick except in the historic Brick Street area.

Justification: This section of Central Ave. is in need of reconstruction. Along with the reconstruction of the driving surface, a new water line will be installed, sanitary sewer repairs made. This project will restore the integrity of Central Ave. and reduce the maintenance expenses of one of the major roadways of the city.

Financial Considerations: The reconstruction of Central Ave. from Vine St. to Comanche St. will cost \$3,807,094.65. Funding of this project will be through General Obligation Bonds (GOB) issued in 2015 and the overage will be cover by the issuance of new GOB.

Purpose/Mission: The completion of this project would align with the City's Core Values of Ongoing Improvement and Working Towards Excellence.

Legal Considerations: By approving the bid from Building Solutions, Inc., the City will enter into a contract and be responsible to make payments to Building Solutions, Inc.

Attachments: Bid Tabulation which includes all the bidders for the project along with the Engineer's Estimate

PROJECT: Central Ave. Reconstruction

PROJECT #: ST 1508

BID DATE: 4/24/2018

ENGINEER'S ESTIMATE

ITEM	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
STREET					
1	Mobilization	LS	1	\$120,000.00	\$ 120,000.00
2	Construction Staking	LS	1	\$75,000.00	\$ 75,000.00
3	Clearing and Grubbing	LS	1	\$150,000.00	\$ 150,000.00
4	Removal of Existing Structures	LS	1	\$75,000.00	\$ 75,000.00
5	Tree Removal	Each	70	\$1,500.00	\$ 105,000.00
6	Stump Removal	Each	20	\$1,000.00	\$ 20,000.00
7	Unclassified Excavation	CY	11581	\$15.00	\$ 173,715.00
8	9" NRDJ Concrete Pavement	SY	9772	\$62.50	\$ 610,750.00
9	9" NRDJ Colred, Stamped Concrete Pavement	SY	433	\$100.00	\$ 43,300.00
10	7" NRDJ Concrete Pavement	SY	3448	\$65.00	\$ 224,120.00
11	Brick Pavers w/5" Concrete Base	SY	1690	\$275.00	\$ 464,750.00
12	6" Concrete Driveway	SY	1483	\$65.00	\$ 96,395.00
13	4" Concrete Sidewalk	SY	4561	\$55.00	\$ 250,855.00
14	ADA Ramp w/Truncated Domes	Each	74	\$1,200.00	\$ 88,800.00
15	30" Curb & Gutter (All Types)	LF	8155	\$35.00	\$ 285,425.00
16	24" Valley Gutter	LF	4974	\$35.00	\$ 174,090.00
17	Concrete Header	LF	1574	\$50.00	\$ 78,700.00
18	6" Retaining Wall	LF	442	\$40.00	\$ 17,680.00
19	Rem. & Repl. Wall/Fence	LF	55	\$150.00	\$ 8,250.00
20	Downspout Drains	Each	3	\$1,000.00	\$ 3,000.00
21	Type 22 Curb Setback Inlet (6'x4')	Each	2	\$4,500.00	\$ 9,000.00
22	Type 22 Curb Setback Inlet (5'x4')	Each	2	\$4,500.00	\$ 9,000.00
23	15" RCP Storm Pipe	LF	45	\$60.00	\$ 2,700.00
24	18" RCP Storm Pipe	LF	213	\$80.00	\$ 17,040.00
25	4" White Multi Component Epoxy Striping	LF	170	\$2.25	\$ 382.50
26	6" White Multi Component Epoxy Striping	LF	550	\$3.00	\$ 1,650.00
27	8" White Multi Component Epoxy Striping	LF	210	\$3.50	\$ 735.00
28	12" White Multi Component Epoxy Striping	LF	252	\$15.00	\$ 3,780.00
29	24" White Multi Component Epoxy Striping	LF	196	\$50.00	\$ 9,800.00
30	4" Yellow Multi Component Epoxy Striping	LF	8584	\$2.25	\$ 19,314.00
31	12" Yellow Multi Component Epoxy Striping	LF	62	\$15.00	\$ 930.00
32	Right/Thru Arrow Multi Component	Each	4	\$800.00	\$ 3,200.00
33	Left Arrow Multi Component	Each	6	\$650.00	\$ 3,900.00
34	Thru Arrow Multi Component	Each	1	\$650.00	\$ 650.00
35	Right Arrow Multi Component	Each	1	\$650.00	\$ 650.00
36	*ONLY* Marking Multi Component	Each	1	\$800.00	\$ 800.00
37	Handicap Symbol Multi Component	Each	4	\$800.00	\$ 3,200.00
38	Install 2" Street Light Conduit	LF	520	\$12.00	\$ 6,240.00
39	Install 1 1/2" Street Light Conduit	LF	3264	\$12.00	\$ 39,168.00
40	Street Lighth Service Boxes	Each	4	\$1,000.00	\$ 4,000.00
41	20 mph School Zone Beacons	Each	2	\$7,500.00	\$ 15,000.00
42	RRFB Signals	Each	2	\$7,500.00	\$ 15,000.00
43	HAWK Signal	Each	2	\$110,000.00	\$ 220,000.00
44	Comanche Street Traffic Signal	Each	1	\$230,000.00	\$ 230,000.00
45	Permanent Street Signage	LS	1	\$25,000.00	\$ 25,000.00
46	Historic Monument Sign	Each	1	\$15,000.00	\$ 15,000.00
47	Chinese Pistache	Each	16	\$1,400.00	\$ 22,400.00
48	Sawtooth Oak	Each	19	\$1,400.00	\$ 26,600.00
49	Shumard Oak	Each	22	\$1,400.00	\$ 30,800.00
50	American Linden	Each	23	\$1,400.00	\$ 32,200.00
51	American Elm	Each	11	\$1,400.00	\$ 15,400.00
52	Tree Wells (Re-Used Pavers)	SF	71	\$50.00	\$ 3,550.00

CONTRACTOR:
Building Solutions
ADDRESS:
11106 Saddle Rd.
CITY: Dodge City
STATE: Kansas
ZIP: 67801

LOW BIDDER

UNIT PRICE	CONTRACT AMOUNT
\$179,000.00	\$ 179,000.00
\$26,150.00	\$ 26,150.00
\$71,800.00	\$ 71,800.00
\$124,000.00	\$ 124,000.00
\$850.00	\$ 59,500.00
\$210.00	\$ 4,200.00
\$12.60	\$ 145,920.60
\$46.75	\$ 456,841.00
\$103.00	\$ 44,599.00
\$41.75	\$ 143,954.00
\$93.25	\$ 157,592.50
\$45.00	\$ 66,735.00
\$31.00	\$ 141,391.00
\$540.00	\$ 39,960.00
\$20.50	\$ 167,177.50
\$16.00	\$ 79,584.00
\$22.00	\$ 34,628.00
\$22.00	\$ 9,724.00
\$467.00	\$ 25,685.00
\$1,300.00	\$ 3,000.00
\$9,872.00	\$ 19,744.00
\$7,584.00	\$ 15,168.00
\$37.00	\$ 1,665.00
\$42.75	\$ 9,105.75
\$0.55	\$ 93.50
\$0.80	\$ 440.00
\$1.05	\$ 220.50
\$15.80	\$ 3,981.60
\$26.25	\$ 5,145.00
\$0.55	\$ 4,721.20
\$15.80	\$ 979.60
\$315.00	\$ 1,260.00
\$185.00	\$ 1,110.00
\$265.00	\$ 265.00
\$185.00	\$ 185.00
\$315.00	\$ 315.00
\$240.00	\$ 960.00
\$8.00	\$ 4,160.00
\$7.75	\$ 25,296.00
\$2,850.00	\$ 10,600.00
\$6,950.00	\$ 13,900.00
\$7,300.00	\$ 14,600.00
\$63,025.00	\$ 126,050.00
\$189,450.00	\$ 189,450.00
\$28,975.00	\$ 28,975.00
\$11,800.00	\$ 11,800.00
\$425.00	\$ 6,800.00
\$425.00	\$ 8,075.00
\$425.00	\$ 9,350.00
\$425.00	\$ 9,775.00
\$425.00	\$ 4,675.00
\$23.00	\$ 1,633.00

CONTRACTOR:
Nowak
ADDRESS:
P.O. Box 218
CITY: Goddard
STATE: Kansas
ZIP: 67052

UNIT PRICE	CONTRACT AMOUNT
\$124,120.00	\$ 124,120.00
\$24,190.00	\$ 24,190.00
\$6,150.00	\$ 6,150.00
\$105,200.00	\$ 105,200.00
\$780.00	\$ 54,600.00
\$84.00	\$ 1,680.00
\$18.00	\$ 208,458.00
\$61.00	\$ 596,092.00
\$125.00	\$ 54,125.00
\$48.00	\$ 165,504.00
\$106.00	\$ 179,140.00
\$53.00	\$ 78,599.00
\$39.00	\$ 177,879.00
\$584.00	\$ 43,216.00
\$32.00	\$ 260,960.00
\$15.00	\$ 74,610.00
\$23.00	\$ 36,202.00
\$23.00	\$ 10,166.00
\$405.00	\$ 22,275.00
\$1,150.00	\$ 3,450.00
\$5,400.00	\$ 10,800.00
\$4,850.00	\$ 9,700.00
\$91.00	\$ 4,095.00
\$108.00	\$ 23,004.00
\$0.60	\$ 102.00
\$1.00	\$ 550.00
\$1.00	\$ 210.00
\$19.00	\$ 4,788.00
\$32.00	\$ 6,272.00
\$0.60	\$ 5,150.40
\$19.00	\$ 1,178.00
\$379.00	\$ 1,516.00
\$221.00	\$ 1,326.00
\$316.00	\$ 316.00
\$158.00	\$ 158.00
\$379.00	\$ 379.00
\$284.00	\$ 1,136.00
\$14.00	\$ 7,280.00
\$13.00	\$ 42,432.00
\$2,850.00	\$ 11,400.00
\$7,600.00	\$ 15,200.00
\$7,500.00	\$ 15,000.00
\$68,800.00	\$ 137,600.00
\$206,800.00	\$ 206,800.00
\$34,800.00	\$ 34,800.00
\$23,800.00	\$ 23,800.00
\$557.00	\$ 8,912.00
\$557.00	\$ 10,583.00
\$557.00	\$ 12,254.00
\$557.00	\$ 12,811.00
\$557.00	\$ 6,127.00
\$13.00	\$ 923.00

CONTRACTOR:
APAC Kansas - Shears Division
ADDRESS:
11188 S. 56 Bypass
CITY: Dodge City
STATE: Kansas
ZIP: 67801

UNIT PRICE	CONTRACT AMOUNT
\$227,400.00	\$ 227,400.00
\$38,500.00	\$ 38,500.00
\$69,000.00	\$ 69,000.00
\$111,455.00	\$ 111,455.00
\$700.00	\$ 49,000.00
\$75.00	\$ 1,500.00
\$25.90	\$ 299,947.90
\$46.75	\$ 456,841.00
\$103.00	\$ 44,599.00
\$41.75	\$ 143,954.00
\$79.00	\$ 133,510.00
\$45.00	\$ 66,735.00
\$31.00	\$ 141,391.00
\$540.00	\$ 39,960.00
\$20.50	\$ 167,177.50
\$16.00	\$ 79,584.00
\$22.00	\$ 34,628.00
\$22.00	\$ 9,724.00
\$358.00	\$ 19,690.00
\$1,300.00	\$ 3,000.00
\$6,600.00	\$ 13,200.00
\$6,000.00	\$ 12,000.00
\$102.00	\$ 4,590.00
\$126.00	\$ 26,838.00
\$0.50	\$ 85.00
\$0.75	\$ 412.50
\$1.00	\$ 210.00
\$15.00	\$ 3,780.00
\$25.00	\$ 4,900.00
\$0.50	\$ 4,292.00
\$15.00	\$ 930.00
\$300.00	\$ 1,200.00
\$175.00	\$ 1,050.00
\$250.00	\$ 250.00
\$175.00	\$ 175.00
\$300.00	\$ 300.00
\$225.00	\$ 900.00
\$11.75	\$ 6,110.00
\$11.00	\$ 35,904.00
\$2,500.00	\$ 10,000.00
\$6,595.00	\$ 13,190.00
\$6,940.00	\$ 13,880.00
\$59,870.00	\$ 119,740.00
\$179,970.00	\$ 179,970.00
\$27,524.00	\$ 27,524.00
\$32,315.00	\$ 32,315.00
\$487.20	\$ 7,795.20
\$487.20	\$ 9,256.80
\$487.20	\$ 10,718.40
\$487.20	\$ 11,205.60
\$487.20	\$ 5,359.20
\$56.10	\$ 3,983.10

					CITY OF DODGE CITY, KANSAS					
53	Traffic Control	LS	1	\$100,000.00	\$ 40,600.00		\$61,700.00	\$ 61,700.00	\$56,989.00	\$ 56,989.00
54	Permanent Seeding	SF	36702	\$0.50	\$ 18,357.00	\$0.25	\$0.70	\$ 25,691.40	\$0.10	\$ 3,670.20
55	Temporary Seeding	SF	36702	\$0.25	\$ 9,178.50		\$0.30	\$ 11,010.60	\$0.09	\$ 3,303.18
56	Erosion & Sediment Control	LS	1	\$20,000.00	\$ 20,000.00		\$38,150.00	\$ 38,150.00	\$25,300.00	\$ 25,300.00
SANITARY SEWER										
57	Connect Sewer Services	Each	101	\$1,200.00	\$ 121,200.00		\$1,000.00	\$ 101,000.00	\$421.00	\$ 42,521.00
58	4" PVC Sanitary Sewer Service Line	LF	3536	\$30.00	\$ 106,080.00		\$70.00	\$ 247,520.00	\$56.00	\$ 198,016.00
59	6" PVC Sanitary Sewer Service Line	LF	36	\$35.00	\$ 1,260.00		\$70.00	\$ 2,520.00	\$60.00	\$ 2,160.00
60	8" SDR 35 Sanitary Sewer Line	LF	1442	\$75.00	\$ 108,150.00		\$75.00	\$ 108,150.00	\$73.00	\$ 105,266.00
61	Adjust Sanitary Sewer Manhole	Each	9	\$1,000.00	\$ 9,000.00		\$800.00	\$ 7,200.00	\$817.00	\$ 7,353.00
62	Standard Depth Sanitary Sewer Manhole	Each	2	\$5,500.00	\$ 11,000.00		\$4,750.00	\$ 9,500.00	\$5,850.00	\$ 11,700.00
63	Extra Depth Sanitary Sewer Manhole	VF	4	\$500.00	\$ 2,000.00		\$200.00	\$ 800.00	\$287.00	\$ 1,148.00
64	Remove Existing Sanitary Sewer Manhole	Each	5	\$1,500.00	\$ 7,500.00		\$1,250.00	\$ 6,250.00	\$730.00	\$ 3,650.00
65	Quality Control/Quality Assurance	LS	1	\$10,000.00	\$ 10,000.00		\$13,000.00	\$ 13,000.00	\$1,450.00	\$ 1,450.00
WATERLINE										
66	Waterline 8" C-900 PVC	LF	218	\$35.00	\$ 7,630.00		\$50.00	\$ 10,900.00	\$81.00	\$ 17,658.00
67	Waterline 10" C-900 PVC	LF	24	\$75.00	\$ 1,800.00		\$70.00	\$ 1,680.00	\$116.00	\$ 2,784.00
68	Waterline 12" C-900 PVC	LF	3696	\$40.00	\$ 147,840.00		\$70.00	\$ 258,720.00	\$86.00	\$ 317,856.00
69	Waterline 16" C-900 PVC	LF	70	\$150.00	\$ 10,500.00		\$80.00	\$ 5,600.00	\$142.00	\$ 9,940.00
70	Water Service ¾" Blue Poly Pipe	LF	2664	\$15.00	\$ 39,960.00		\$15.00	\$ 39,960.00	\$23.00	\$ 61,272.00
71	Water Service 2" Blue Poly Pipe	LF	41	\$25.00	\$ 1,025.00		\$20.00	\$ 820.00	\$32.00	\$ 1,312.00
72	Water Service Connection	Each	93	\$1,200.00	\$ 111,600.00		\$900.00	\$ 83,700.00	\$344.00	\$ 31,992.00
73	8" Gate Valve	Each	7	\$1,500.00	\$ 10,500.00		\$1,650.00	\$ 11,550.00	\$2,050.00	\$ 14,350.00
74	10" Gate Valve	Each	3	\$2,000.00	\$ 6,000.00		\$2,100.00	\$ 6,300.00	\$2,500.00	\$ 7,500.00
75	12" Gate Valve	Each	11	\$2,000.00	\$ 22,000.00		\$3,000.00	\$ 33,000.00	\$3,250.00	\$ 35,750.00
76	16" Butterfly Valve	Each	2	\$3,000.00	\$ 6,000.00		\$4,100.00	\$ 8,200.00	\$5,100.00	\$ 10,200.00
77	16" x 8" Reducer	Each	2	\$1,100.00	\$ 2,200.00		\$2,000.00	\$ 4,000.00	\$596.00	\$ 1,192.00
78	12" x 10" Reducer	Each	1	\$850.00	\$ 850.00		\$1,400.00	\$ 1,400.00	\$454.00	\$ 454.00
79	12" x 8" Reducer	Each	1	\$800.00	\$ 800.00		\$1,200.00	\$ 1,200.00	\$380.00	\$ 380.00
80	8" x 6" Reducer	Each	3	\$750.00	\$ 2,250.00		\$1,050.00	\$ 3,150.00	\$250.00	\$ 750.00
81	8" x 4" Reducer	Each	2	\$750.00	\$ 1,500.00		\$700.00	\$ 1,400.00	\$238.00	\$ 476.00
82	16" x 12" Cross	Each	1	\$1,200.00	\$ 1,200.00		\$2,100.00	\$ 2,100.00	\$2,200.00	\$ 2,200.00
83	12" x 8" Cross	Each	1	\$1,200.00	\$ 1,200.00		\$2,050.00	\$ 2,050.00	\$1,350.00	\$ 1,350.00
84	16" x 10" Tee	Each	2	\$1,150.00	\$ 2,300.00		\$2,100.00	\$ 4,200.00	\$1,450.00	\$ 2,900.00
85	12" x 8" Tee	Each	3	\$1,150.00	\$ 3,450.00		\$1,000.00	\$ 3,000.00	\$849.00	\$ 2,547.00
86	12" x 6" Tee	Each	12	\$1,000.00	\$ 12,000.00		\$900.00	\$ 10,800.00	\$857.00	\$ 10,284.00
87	12" 45° MJ Bend	Each	4	\$800.00	\$ 3,200.00		\$1,000.00	\$ 4,000.00	\$757.00	\$ 3,028.00
88	10" 45° MJ Bend	Each	4	\$800.00	\$ 3,200.00		\$750.00	\$ 3,000.00	\$421.00	\$ 1,684.00
89	8" 45° MJ Bend	Each	4	\$700.00	\$ 2,800.00		\$525.00	\$ 2,100.00	\$400.00	\$ 1,600.00
90	Install Fire Hydrant Assembly	Each	10	\$5,000.00	\$ 50,000.00		\$5,250.00	\$ 52,500.00	\$5,350.00	\$ 53,500.00
91	Remove Existing Water Valve	Each	15	\$750.00	\$ 11,250.00		\$650.00	\$ 9,750.00	\$449.00	\$ 6,735.00
92	Remove Existing Fire Hydrant Assembly	Each	8	\$1,200.00	\$ 9,600.00		\$650.00	\$ 5,200.00	\$488.00	\$ 3,904.00
93	Pipe Encasement	LF	15	\$250.00	\$ 3,750.00		\$35.00	\$ 525.00	\$141.00	\$ 2,115.00
94	Quality Control/Quality Assurance	LS	1	\$10,000.00	\$ 10,000.00		\$20,000.00	\$ 20,000.00	\$2,900.00	\$ 2,900.00
SUB-GRADE PREPARATION										
95A	6" Fly-Ash Treated Sub-Grade	SY	20408	\$10.00	\$ 204,080.00		\$5.50	\$ 112,244.00	\$7.05	\$ 143,876.40
95B	6" Crushed Concrete Sub-Grade	SY	20408	\$20.00	\$ 408,160.00		\$10.50	\$ 214,284.00		
95C	6" Cement Treated Sub-Grade	SY	20408	\$15.00	\$ 306,120.00		\$15.25	\$ 311,222.00	\$8.50	\$ 173,468.00

FLY-ASH TREATED TOTAL	\$ 5,066,121.00	\$ 3,807,094.65	\$ 4,093,573.80	\$ 4,230,273.98
CRUSHED CONCRETE TOTAL	\$ 5,270,201.00	\$ 3,909,134.65	NO BID	NO BID
CEMENT TREATED TOTAL	\$ 5,168,161.00	\$ 4,006,072.65	\$ 4,123,165.40	NO BID

BID SECURITY	5%	BID SECURITY	5%	BID SECURITY	5%
START DATE	8/6/2018	START DATE	6/15/2018	START DATE	6/4/2018

Memorandum

*To: City Manager
City Commissioners*

*From: Ray Slattery, P.E.
Director of Engineering Services*

Date: May 2, 2018

*Subject: Approval of Additional Work for 6th
Ave. Final Street Improvements;
ST 1608*

Agenda Item: New Business

Recommendation: Approve the additional work on the 6th Ave. Final Street Improvements in the amount of \$32,900. The additional work consists of the additional fill along the east slope of 6th Ave. from Tanglewood Dr. to Cervantes Rd., erosion control for the stock pile of excess soil, and additional seeding. Also included in this request for additional work is an additional 3 calendar days to perform this work.

Background: At the July 17, 2017 Commission Meeting the Commission approved the bid from Building Solutions, LLC to complete the work necessary for the 6th Ave. Final Street Improvements. As the project nears completion, staff has determined that some additional work is needed to make the final project easier to maintain and keep us in compliance with regulations. The addition of \$15,900.00 to the project is to lessen the slope of the embankment that was constructed for 6th Ave. Currently the side slope is at roughly a 3:1 slope, with the additional fill the side slope will be reduced to at least a 4:1 which will make it easier for the Park Department to maintain. The other large addition of \$13,200 is the seeding of the property the city acquired as part of the Candletree #8 Subdivision and the stock pile of excess soil as a result of the project. The increase in seeding is approximately 5.5 acres, of which 4.45 acres is the property acquired by the city from the Candletree #8 Subdivision. There is also approximately 1 acre of seeding to cover the excess soil stock pile. The seeding amount is an increase in plan quantities and the same unit price was used. The final \$3,800 is to install erosion control around the excess soil stockpile.

Justification: This additional work will allow for easier maintenance of the City owned property and provide erosion control for the excess soil stock pile.

Financial Considerations: Funding for this additional work will be from the GOB issued for the project. There are excess funds available to cover this additional work. The excess funds have not been obligated to any other project.

Purpose/Mission: This project aligns with two of the City's Core Values. Those are "Safety", together we endeavor to provide a safe and secure workplace and community. Also, "Ongoing Improvement", together we value progress, growth & new possibilities by providing and preparing for the community's future.

Legal Considerations: By approving the Change Order from Building Solutions, LLC, the contract will be amended for both the dollar amount and number of calendar days.

Attachments: None