

CITY COMMISSION MEETING AGENDA

City Hall Commission Chambers

Monday, August 17, 2020

7:00 p.m.

MEETING #5163

This Commission Meeting will be available virtually by four different methods. However, during the Public Hearings, the Commission Chambers will be temporarily opened to the public for comments and will close to visitors once the Public Hearings are closed.

Comments for the Visitors Section of the agenda will be open on the Facebook Live the Vimeo Live feeds. Watch and listen to the commission meeting; use one of the following platforms.

1. Watch, listen, and comment live on www.facebook.com/cityofdodgecity.

2. Watch, listen, and comment live on www.vimeo.com/cityofdodgecity

3. Watch and listen on Zoom webinar at

<https://us02web.zoom.us/j/89843312209?pwd=OU1DZVFwTnhINVNCa2RKRXIHSDY4Zz09> Passcode: 237994

4. Listen on your phone by calling in to the Zoom platform on one of the following numbers and using the Webinar ID and Password: Zoom dial-in - +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799

Webinar ID: 898 4331 2209

Passcode: 237994

The meeting will be archived on both the Facebook page and the Vimeo page to be viewed after the live video has ended.

CALL TO ORDER

ROLL CALL

INVOCATION BY

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

Issuance of Taxable Industrial Revenue Bonds for Nor-Am Logistics South, LLC

SUBMIT QUESTIONS OR COMMENTS

APPROVAL OF AGENDA

PETITIONS & PROCLAMATIONS

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

CONSENT CALENDAR

1. Approval of City Commission Meeting Minutes, August 3, 2020,
2. Approval of City Commission Work Session Minutes, August 10, 2020,
3. Appropriation Ordinance No.16, August 17 , 2020;
4. Cereal Malt Beverage License:
 - a. Panadaria La Tapatia, 603 E. Wyatt Earp Blvd.
 - b. Spee-D-Stop, 2615 Gary Avenue.
 - c. River Stop, 705 S. 14th Avenue.
5. Approval of Change Order No. 3 for Animal Shelter Addition.

ORDINANCES & RESOLUTIONS

Resolution No. 2020-23: A Resolution of the Governing Body of the City of Dodge City, Kansas Amending Resolution No. 2019-21 and 2019-27 Determining the Advisability of Issuing Taxable Industrial Revenue Bonds for the Purpose of Financing the Acquisition, construction and Equipping of a Commercial Facility to be Located in Said City; and Authorizing Execution of Related Documents. Report by Finance Director, Nicole May.

UNFINISHED BUSINESS

NEW BUSINESS

1. Approval of Bids for Trash Carts for the Dodge City Sanitation Department. Report by Director of Administration, Ryan Reid.
2. Approval of Agreement for Phase 2 Design for Sixth/Seventh Avenue Realignment. Report by Director of Engineering, Ray Slattery.
3. Approval of Walter Heights Unit 2 Plat. Report by Planning & Zoning Administrator, Nathan Littrell.

OTHER BUSINESS

ADJOURNMENT

(Published in the *Dodge City Daily Globe*, August 7, 2020)

**NOTICE OF PUBLIC HEARING
AND OF
ISSUANCE OF TAXABLE INDUSTRIAL REVENUE BONDS**

Public notice is hereby given that the City Commission of the City of Dodge City, Kansas (the "Issuer"), will conduct a public hearing on August 17, 2020 at 7:00 p.m., or as soon thereafter as may be heard at City Hall in the Commission Chambers, 806 N. 2nd Ave., Dodge City, KS 67801 in regard to the issuance by the Issuer of its Taxable Industrial Revenue Bonds (Nor-Am Logistics South, LLC), in the approximate principal amount of \$35,000,000 (the "Bonds") and in regard to an exemption from ad valorem taxation of property constructed or purchased with the proceeds of such Bonds. The Bonds are proposed to be issued by the Issuer under authority of K.S.A. 12-1740 *et seq.*, as amended, to pay the costs of the acquisition, construction and equipping of a commercial facility to be located at 2101 East Trail Street in the City of Dodge City. The Issuer further intends to lease such facility to Nor-Am Logistics South, LLC, an Iowa Limited Liability Company (the "Tenant"). The governing body of the Issuer will not pass an ordinance authorizing the issuance of such revenue bonds until the public hearing has been concluded.

Notice is further given, in accordance with K.S.A. 12-1744e, that the Issuer intends to issue the Bonds and lease the facility to the Tenant as set out above.

All persons having an interest in this matter will be given an opportunity to make comments. In the event social distancing procedures for the COVID-19 pandemic remain in place on such date, members of the public will not be physically present. However, public comment will be received via electronic means by either emailing comments at nicolem@dodgecity.org before close of business on Friday, August 14, or by accessing our Facebook page at www.facebook.com/cityofdodgecity and submitting comments through Facebook Live during the public hearing. The public hearing may also be observed through our Zoom Webinar at <http://us02web.zoom.us/>. The webinar ID and password will be available on Monday, August 17, 2020 prior to the meeting at www.dodgecity.org/78/agendas/.

A copy of this Notice, together with a copy of the amending resolution of the Issuer to be considered for adoption on August 17, 2020, indicating the intent of the governing body of the Issuer to issue such Bonds and a report analyzing the costs and benefits of such property tax exemption are on file in the office of the Clerk, or will be as soon as completed, and available for public inspection during normal business hours.

Dated: August 7, 2020

CITY OF DODGE CITY, KANSAS

CITY COMMISSION MEETING MINUTES

City Hall Commission Chambers

Monday, August 3, 2020

7:00 p.m.

MEETING #5162

This Commission Meeting will be available virtually by four different methods. However, during the Public Hearings, the Commission Chambers will be temporarily opened to the public for comments and will close to visitors once the Public Hearings are closed.

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3. Watch and listen on Zoom webinar at

<https://us02web.zoom.us/j/87520943778?pwd=cEhkZ3RmVlRlZvcUFJQXZCcCtVUT09> Password: 128390

4. Listen on your phone by calling in to the Zoom platform on one of the following numbers and using the Webinar ID and Password: +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833 or +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099

Webinar ID: 875 2094 3778

Passcode: 128390

The meeting will be archived on both the Facebook page and the Vimeo page to be viewed after the live video has ended.

CALL TO ORDER

ROLL CALL Joyce Warshaw, Rick Sowers, Brian Delzeit, Kent Smoll, Joseph Nuci

INVOCATION by

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

Mayor Joyce Warshaw opened the public hearing on TEFRA” public hearing for the portion of the 2020-A Bonds that are financing improvements to the YMCA giving the public ten minutes for any comments. No comments were made. Commissioner Joseph Nuci moved to close the public hearing. Commissioner Brian Delzeit seconded motion carried 5 – 0.

SUBMIT QUESTIONS AND CONCERNS

No questions or concerns submitted.

APPROVAL OF AGENDA

Commissioner Brian Delzeit moved to add an executive session to the agenda. Commissioner Joseph Nuci seconded the motion. The motion carried 5 – 0.

PETITIONS & PROCLAMATIONS

Mayor Joyce Warshaw read the National Health Center Week Proclamation and proclaimed August 9 – 15, 2020 as National Health Center Week do hereby proclaim August 9 -15, 2020 as National Health Center Week and encouraged all Americans to take part in this week by visiting their local Health Center and celebrating the important partnership between America’s Community Health Centers and the communities they serve.

Mayor Joyce Warshaw read the American Wind Week Proclamation and proclaimed August 3rd,2020 as American Wind Week and encouraged its citizens to learn more about the benefits of wind energy in our community and celebrate Kansas’ leadership in renewable energy production.

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

CONSENT CALENDAR

1. Approval of City Commission Meeting Minutes, July 20, 2020.
2. Appropriation Ordinance No.15, August 3, 2020;
3. Cereal Malt Beverage License:
 - a. Love’s Travel Stops, 1108 W. Wyatt Earp Blvd.
4. Approval of Change Order #1 of the Memorial Stadium Sewer Repairs.

Commissioner Brian Delzeit moved to approve the consent calendar as presented.
Commissioner Kent Smoll seconded the motion. The motion carried 5 - 0.

ORDINANCES & RESOLUTIONS

UNFINISHED BUSINESS

NEW BUSINESS

1. Commissioner Brian Delzeit moved to approve the proposal for the 2020 Asphalt Street Projects from Klotz Sand Co. in the amount of \$1,945,795.50 and adjusting quantities to utilize all the funding budgeted for this project. Commissioner Joseph Nuci seconded the motion. The motion carried 5 - 0.

OTHER BUSINESS

EXECUTIVE SESSION

At 7:32 pm Commissioner Joseph Nuci moved that the City Commission recess into executive session pursuant to the preliminary discussion relating to the consultation of attorney on matters

that would be deemed privileged in an attorney-client relationship an exception found in K.S.A. 75-4319(b)(6). The justification for closing the meeting is to t discuss legal advice from counsel regarding an ordinance. The opening meeting will resume in the City Commission Chamber in 20 minutes at 7:52 pm. Commissioner will not take any action upon returning to open session and prior to adjournment. Executive Session will include Commissioners, City Manager, Nick Hernandez, City Attorney, Brad Ralph. Commissioner Brian Delzeit seconded the motion. The motion carried 5 -0.

ADOURNMENT

Commissioner Kent Smoll made a motion to adjourn the meeting. Commissioner Rick Sowers seconded the motion. The motion carried 5 – 0.

Joyce Warshaw, Mayor

ATTEST:

Connie Marquez, City Clerk

CITY COMMISSION WORK SESSION MINUTES

City Hall Commission Chambers

Monday, August 10, 2020

6:00 PM

This Commission Work Session will be available virtually by two different methods.

Comments will be open on the Facebook Live the Vimeo Live feeds. Watch and listen to the work session on one of the following platforms.

1. Watch, listen, and comment live on www.facebook.com/cityofdodgecity.

2. Watch, listen, and comment live on www.vimeo.com/cityofdodgecity

The meeting will be archived on both the Facebook page and the Vimeo page to be viewed after the live video has ended.

CALL TO ORDER

WORK SESSION

2021 Budget was presented by City Manager, Nick Hernandez and Finance Director, Nicole May along with discussion of the same.

ADJOURNMENT

**INDIVIDUAL/SOLE PROPRIETOR
APPLICATION FOR LICENSE TO SELL CEREAL MALT BEVERAGES**
(This form has been prepared by the Attorney General's Office)

City or County of Dodge City

SECTION 1 - LICENSE TYPE

Check One: New License Renew License Special Event Permit

Check One:

- License to sell cereal malt beverages for consumption on the premises.
 License to sell cereal malt beverages in original and unopened containers and not for consumption on the licensee's premises.

SECTION 2 - APPLICANT INFORMATION

Kansas Sales Tax Registration Number (required): 004-273662523F-01

I have registered as an Alcohol Dealer with the TTB. Yes (required for new application)

| | | |
|--|----------------------------------|------------------------------------|
| Name <u>Esther Rodriguez</u> | Phone No. <u>620 339-6839</u> | Date of Birth <u>12-29-1985</u> |
| Residence Street Address <u>903 Hardesty Avenue</u> | City <u>Dodge City KS</u> | Zip Code <u>67801</u> |

Applicant Spousal Information

| | | |
|--|----------------------------------|------------------------------------|
| Spouse Name <u>Armando Serrano-Perez</u> | Phone No. <u>620 339 6381</u> | Date of Birth <u>10-29-1984</u> |
| Residence Street Address <u>903 Hardesty Avenue</u> | City <u>Dodge City KS</u> | Zip Code <u>67801</u> |

SECTION 3 - LICENSED PREMISE

| Licensed Premise (Business Location or Location of Special Event) | Mailing Address (If different from business address) |
|--|--|
| DBA Name <u>Panaderia La Tapatia</u> | Name |
| Business Location Address <u>614 E Wyatt Earp Blvd</u> | Address |
| City <u>Dodge City</u> State <u>KS</u> Zip <u>67801</u> | City State Zip |
| Business Phone No. <u>620-338-8894</u> | <input checked="" type="checkbox"/> I own the proposed business location. <input type="checkbox"/> I do not own the proposed business location. |
| Business Location Owner Name(s) <u>Esther Rodriguez & Armando Serrano Perez</u> | |

SECTION 4 - APPLICANT QUALIFICATION

| | |
|--|---|
| I am a U.S. Citizen | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| I have been a resident of Kansas for at least one year prior to application. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| I have resided within the state of Kansas for <u>19</u> years. | |
| I am at least 21 years old. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| I have been a resident of this county for at least 6 months. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Within 2 years immediately preceding the date of this application, neither I nor my spouse* have been convicted of, released from incarceration for or released from probation or parole for any of the following crimes: (1) Any felony; (2) a crime involving moral turpitude; (3) drunkenness; (4) driving a motor vehicle while under the influence of alcohol (DUI); or (5) violation of any state or federal intoxicating liquor law. | <input type="checkbox"/> Yes Have <input checked="" type="checkbox"/> No Have Not |
| My spouse has previously held a CMB license. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| My spouse has never been convicted of one of the crimes mentioned above while licensed. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

**INDIVIDUAL/SOLE PROPRIETOR
APPLICATION FOR LICENSE TO SELL CEREAL MALT BEVERAGES**

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

City or County of Dodge City

SECTION 1 - LICENSE TYPE

Check One: New License Renew License Special Event Permit

Check One:

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

SECTION 2 - APPLICANT INFORMATION

Kansas Sales Tax Registration Number (required): 01 - 0790866

I have registered as an Alcohol Dealer with the TTB. Yes (required for new application)

| | | |
|--|----------------------------------|--------------------------------|
| Name <u>Nageeb Alhaj</u> | Phone No. <u>620 408 7716</u> | Date of Birth <u>7-1-83</u> |
| Residence Street/Address <u>3206 Gary Ave</u> | City <u>Dodge City</u> | Zip Code <u>67801</u> |

Applicant Spousal Information

| | | |
|--|----------------------------------|---------------------------------|
| Spouse Name <u>Laura Alhaj</u> | Phone No. <u>620 408 7716</u> | Date of Birth <u>7-16-83</u> |
| Residence Street Address <u>3206 Gary Ave</u> | City <u>Dodge City</u> | Zip Code <u>67801</u> |

SECTION 3 - LICENSED PREMISE

| Licensed Premise (Business Location or Location of Special Event) | | | Mailing Address (If different from business address) | | |
|--|--------------------|---------------------|--|--------------------|---------------------|
| DBA Name <u>Spec D Stop</u> | | | Name <u>Spec D Stop</u> | | |
| Business Location Address <u>2615 Gary Ave</u> | | | Address <u>2307 Central Ave</u> | | |
| City <u>Dodge City</u> | State <u>KS</u> | Zip <u>67801</u> | City <u>Dodge City</u> | State <u>KS</u> | Zip <u>67801</u> |
| Business Phone No. <u>620 225 6905</u> | | | <input checked="" type="checkbox"/> I own the proposed business location. <input type="checkbox"/> I do not own the proposed business location. | | |
| Business Location Owner Name(s) <u>Nageeb Alhaj</u> | | | | | |

SECTION 4 - APPLICANT QUALIFICATION

I am a U.S. Citizen Yes No

I have been a resident of Kansas for at least one year prior to application. Yes No

I have resided within the state of Kansas for 18 years.

I am at least 21 years old. Yes No

I have been a resident of this county for at least 6 months. Yes No

Within 2 years immediately preceding the date of this application, neither I nor my spouse* have been convicted of, released from incarceration for or released from probation or parole for any of the following crimes:
 (1) Any felony; (2) a crime involving moral turpitude; (3) drunkenness; (4) driving a motor vehicle while under the influence of alcohol (DUI); or (5) violation of any state or federal intoxicating liquor law.

Yes No
Have Have Not

My spouse has previously held a CMB license. Yes No

My spouse has never been convicted of one of the crimes mentioned above while licensed. Yes No

**INDIVIDUAL/SOLE PROPRIETOR
APPLICATION FOR LICENSE TO SELL CEREAL MALT BEVERAGES**

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

City or County of Dodge City KS

SECTION 1 - LICENSE TYPE

Check One: New License Renew License Special Event Permit

Check One:

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

SECTION 2 - APPLICANT INFORMATION

Kansas Sales Tax Registration Number (required): 01-0790866

I have registered as an Alcohol Dealer with the TTB. Yes (required for new application)

| | | |
|--|----------------------------------|--------------------------------|
| Name <u>Nageeb Alhaj</u> | Phone No. <u>620-408-7716</u> | Date of Birth <u>1-1-68</u> |
| Residence Street Address <u>3206 Gray Ave</u> | City <u>Dodge City KS</u> | Zip Code <u>67801</u> |

Applicant Spousal Information

| | | |
|--|----------------------------------|---------------------------------|
| Spouse Name <u>Laura Alhaj</u> | Phone No. <u>620 408-7716</u> | Date of Birth <u>7-16-80</u> |
| Residence Street Address <u>3206 Gray Ave</u> | City <u>Dodge City</u> | Zip Code <u>67801</u> |

SECTION 3 - LICENSED PREMISE

| Licensed Premise (Business Location or Location of Special Event) | Mailing Address (If different from business address) |
|--|--|
| DBA Name <u>River Stop</u> | Name <u>River Stop</u> |
| Business Location Address <u>705 S 14th Ave</u> | Address <u>2307 Central Ave</u> |
| City <u>Dodge city</u> State <u>KS</u> Zip <u>67801</u> | City <u>Dodge city</u> State <u>KS</u> Zip <u>67801</u> |
| Business Phone No. <u>620-225-9511</u> | <input checked="" type="checkbox"/> I own the proposed business location. <input type="checkbox"/> I do not own the proposed business location. |
| Business Location Owner Name(s) <u>Nageeb Alhaj</u> | |

SECTION 4 - APPLICANT QUALIFICATION

I am a U.S. Citizen Yes No

I have been a resident of Kansas for at least one year prior to application. Yes No

I have resided within the state of Kansas for 18 years.

I am at least 21 years old. Yes No

I have been a resident of this county for at least 6 months. Yes No

Within 2 years immediately preceding the date of this application, neither I nor my spouse* have been convicted of, released from incarceration for or released from probation or parole for any of the following crimes:
 (1) Any felony; (2) a crime involving moral turpitude; (3) drunkenness; (4) driving a motor vehicle while under the influence of alcohol (DUI); or (5) violation of any state or federal intoxicating liquor law.

Yes No
Have Have Not

My spouse has previously held a CMB license. Yes No

My spouse has never been convicted of one of the crimes mentioned above while licensed. Yes No



Memorandum

To: Nick Hernandez, City Manager and City Commissioners
From: Ray Slattery, PE, Director of Engineering Services
Date: August 13, 2020
Subject: Change Order #3, Animal Shelter Addition, CA 1906
Agenda Item: Consent Calendar

Recommendation: Approve Change Order #3 for the Animal Shelter Addition in the amount of \$12,960.00.

Background: The existing Animal Shelter building was built in 1997. It has never received any major expansion or renovations. While in service, it has suffer some damage over time to the concrete kennel area, which this expansion will address. Additionally, this upgrade would allow us to stay in compliance with State Regulations. The 40'x60' of additional space provided by the addition should allow for more needed space for both staff and animals. In the original plan old HVAC units from the Sheridan where to be used in the addition. However, it was determined that the old units required 3 phase power and the power source at the Animal Shelter is single phase. Victory Electric was contacted about supplying 3 phase power to the Addition. Victory Electric's estimate to do this was 67% of the cost to install the new HVAC units outline in this Change Order. Some additional electrical work would be required from the Contractor's electrician to connect to the 3 Phase power, for an additional cost. Staff felt it was better to proceed with the new HVAC units for a small amount of additional money.

Justification: The Addition to the Animal Shelter will help the City stay in compliance with State Regulations. The Addition needs its own HVAC system.

Financial Considerations: Funds to pay for the Change Order will come from money saved by vacant positions.

Purpose/Mission: The completion of this project aligns with the City's Core Value of Ongoing Improvement and Safety.

Legal Considerations: By approving this change order to Conant Construction, LLC contract, the City will be responsible for the additional payments to Conant Construction, LLC.

Attachments: Change Order #3

Change Order 3 - Fixed Contract Amount

This Agreement, Made as of August 7, In the Year of 2020,

Between the Owner: **City of Dodge City**
PO Box 880
Dodge City, Kansas 67801
(620) 225-8106

And the Contractor: **CONANT Construction LLC**
10562 Hwy 50 W
Dodge City, Kansas 67801
United States
09-00000292
620-408-6784

For the Change Order: **Change Order 3**

For the Project: **Dodge City Animal Shelter**
104 N. 14th
Dodge City, Kansas 67801

The Owner authorizes the Contractor to make the following changes to the above project:

Description:

New HVAC units in lieu of used from YMCA. Existing units require new 3-phase service to building.

| Name | Description | Total |
|---------------------------------|-------------|--------------------|
| Div. 15 - Mechanical | | |
| CO #3 | | |
| (2) New 5-ton units | | \$12,480.00 |
| Additional Concrete Work @ pads | | \$480.00 |
| | | |
| TOTALS | | \$12,960.00 |

ATTACHMENTS:

The following is based on information provided by the contractor.

Contract Sum

| | |
|--|--------------|
| Original Contract Amount | \$265,975.00 |
| Revised Contract Amount Prior to this Change Order | \$267,515.00 |
| Cost for this Change Order | \$12,960.00 |
| The New Contract Total including this Change Order | \$280,475.00 |

Contract Time

Change in Contract Time for this Change Order _____ days

Date of Substantial Commencement for this Change Order shall be:

Adjusted Date of Substantial Completion, including this Change Order shall be: _____

ACCEPTANCE

This agreement is not valid until signed by Owner and Contractor.

Signature indicates agreement herewith, including any adjustment in the Contract Total and Contract Time.

Owner



Contractor

Dated



Dated



Memorandum

To: Nick Hernandez, City Manager and Commissioners
From: Nicole May, Finance Director
Date: August 13, 2020
Subject: Resolution No. 2020-23 and Public Hearing
Agenda Item: Ordinances and Resolutions

Recommendation: At the October 7, 2019 Commission meeting Resolution 2019-21 was approved which authorized the issuance of Industrial Revenue Bonds for Nor-Am Logistics South in the amount of \$27,000,000 since that time it has been determined that the actual cost of the project is going to be \$35,000,000. I would recommend approved of Resolution 2020-23 increasing the amount of the IRB's to \$35,000,000.

Background: IRB's are an economic development tool that is statutorily permitted to provide funds to pay the costs of acquisition, construction and equipping a commercial business. They are special revenue bonds. Businesses typically utilize IRB's for the sales tax exemption of materials and equipment or other favorable tax and financing issues. The first step in this process is to issue a letter of intent for the City to issue IRB's. The next step will be an Ordinance approved by the Governing Body to issue these bonds. Nor-Am is asking the City of Dodge City to issue an amount not to exceed \$35,000,000 in Industrial Revenue Bonds to provide funds to pay the costs of the acquisition, construction and equipping of a cold storage facility.

This resolution is a resolution of intent and the conditions to actual issuance of the bonds is subject to the passage of an ordinance authorizing the issuance of the bonds.

When the Industrial Revenue Bonds are issued, the City of Dodge City will have no financial obligation, as the bonds are not backed by the City. Nor-Am will repay the bonds.

Nor-Am submitted a IRB and tax abatement application. The capital investment by NorAm is \$35,000,000 in building and improvements \$63,000 in land and \$6,500,000 in furniture, fixtures and equipment. The abatement is for the building and improvements in the amount of \$35,000,000. The equipment is already exempt.

Prior to the October 7, 2019 meeting a committee consisting of Dr. Fred Dierksen with USD 443, Debbie Cox, Patti Israel, and JD Gilbert with Ford County, Dr. Harold Nolte with Dodge City Community College and Nicole May, City of Dodge City met to consider this request. The committee voted unanimously to recommend to the City Commission to

grant a 10 year exemption with a declining schedule with one hundred percent 100% the first year and declining 10 percent 10% each year thereafter.

A notice was published in the Dodge City Daily Globe on August 7, 2020, notifying the public that a Public Hearing will be held on August 17, 2020 to consider the Nor-Am Tax Exemption request. A notice was also sent to Ford County, USD 443, and Dodge City Community College.

Justification: Tax exemptions are eligible for up to 100% for ten years under the constitution property tax exemption laws of the State of Kansas.

Financial Considerations: The prorated ten year scenario offers new tax revenues to the taxing entities in year 1 of the project. The cost benefit for each local taxing entity shows in excess of a 1.6 – 2.26 rate of return. It also shows a 2.63 rate of return to the State of Kansas. This indicates a favorable project to the local community as well as the State of Kansas.

Purpose/Mission: On going community improvement allows jobs to be retained and growth in the City.

Legal Considerations: Allowed by Kansas Constitution.

Attachments: Resolution No. 2020-23

RESOLUTION NO. 2020-23

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF DODGE CITY, KANSAS AMENDING RESOLUTION NOS. 2019-21 AND 2019-27 DETERMINING THE ADVISABILITY OF ISSUING TAXABLE INDUSTRIAL REVENUE BONDS FOR THE PURPOSE OF FINANCING THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF A COMMERCIAL FACILITY TO BE LOCATED IN SAID CITY; AND AUTHORIZING EXECUTION OF RELATED DOCUMENTS

WHEREAS, the City of Dodge City, Kansas (the "Issuer") desires to promote, stimulate and develop the general economic welfare and prosperity of the City of Dodge City, and thereby to further promote, stimulate and develop the general economic welfare and prosperity of the State of Kansas; and

WHEREAS, pursuant to the provisions of the Kansas Economic Development Revenue Bond Act, as amended and codified in K.S.A. 12-1740 *et seq.* (the "Act"), the Issuer is authorized to issue revenue bonds for such purposes; and

WHEREAS, the City Commission of the Issuer (the "Governing Body") has heretofore by Resolution No. 2019-21 adopted October 7, 2019 found and determined it to be advisable and in the interest and for the welfare of the Issuer and its inhabitants that revenue bonds of the Issuer in the not to exceed principal amount of \$27,000,000 be authorized and issued, in one or more series, to provide funds to pay the costs of the acquisition, construction and equipping of a commercial facility (the "Project") to be located in the Issuer; and

WHEREAS, the Governing Body adopted Resolution No. 2019-27 on November 4, 2019 amending Resolution No. 2019-21 (collectively, the "Prior Resolutions") to change the name of the proposed tenant to Nor-Am Logistics South, LLC, an Iowa limited liability company (the "Tenant");

WHEREAS, the estimated costs of the Project have increased to \$35,000,000; and

WHEREAS, the Governing Body hereby finds and determines it necessary to amend the Prior Resolutions, as hereinafter set forth.

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

Section 1. Amendment to Resolution Nos. 2019-21 and 2019-27. All references in Resolution Nos. 2019-21 and 2019-27 to an estimated principal amount of bonds of \$27,000,000 are hereby amended to refer to an estimated principal amount of bonds of \$35,000,000.

Section 2. Repealer; Ratification. The rest and remainder of the Prior Resolutions are hereby ratified and confirmed.

Section 3. Effective Date. This resolution shall become effective upon adoption by the Governing Body and shall remain in effect until December 31, 2020 unless extended by affirmative vote of a majority of the Governing Body.

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ADOPTED by the governing body of the City of Dodge City, Kansas on August 17, 2020.

[SEAL]

Mayor

Attest:

Clerk

CERTIFICATE

I hereby certify that the above and foregoing is a true and correct copy of the Resolution of the Issuer adopted by the governing body on August 17, 2020, as the same appears of record in my office.

DATED: August 17, 2020.

Clerk



Memorandum

To: City Commission
From: Ryan Reid, Director of Administration
Date: 2020 08 11
Subject: Trash Cart Purchase
Agenda Item: New Business

Recommendation: On August 11th, 2020 bids for a truckload of new 96 gallon wheeled trash carts were opened. Staff recommends purchasing the carts from Toter. They are the lowest bid that met specifications and these units have proven to be durable and match the existing fleet.

Toter's bid was \$31,243.68 or \$50.07 a cart. would be 624 carts on the truckload.

Background: These carts will be used by sanitation to provide services to Dodge City residents.

Justification: Units are needed to replenish dwindling supply. Toter is what we are using now. Parts are interchangeable with existing fleet, units come ready to go, and are stackable.

Financial Considerations: This will be paid for from Sanitation and is a budgeted purchase.

Attachments: (1): bid tab

Cart Bid Opening

| <u>Bidder</u> | <u>Quant</u> | | <u>Total \$</u> | <u>\$ per Cart</u> | <u>Notes</u> |
|---------------|--------------|----|-----------------|--------------------|---|
| Otto | 728 | \$ | 32,891.04 | \$ 45.18 | Does not meet specs. |
| Schaefer | 793 | \$ | 35,685.00 | \$ 45.00 | Does not meet specs. |
| Downing | 580 | \$ | 27,550.00 | \$ 47.50 | Does not meet specs. |
| Downing | 580 | \$ | 27,550.00 | \$ 47.50 | Does not meet specs. |
| Toter | 624 | \$ | 31,243.68 | \$ 50.07 | Recommended bid. Meets specs, matches existing 6000 fleet. Come assembled. Hold up to Dodge City weather. Parts are compatible/interchangeable currently. |
| Rehrig | \$702 | \$ | 32,292.00 | \$ 46.00 | Does not meet specs. |



Toter Carts



Memorandum

To: Nick Hernandez, City Manager and City Commissioners
From: Ray Slattery, PE, Director of Engineering Services
Date: August 13, 2020
Subject: Phase 2 of Consulting Agreement for 6th/7th Ave. Realignment Design, ST 2003
Agenda Item: *New Business*

Recommendation: Approve the Agreement for Phase 2 Design for Engineering Services with SMH Consultants (SMH) for \$148,197.50.

Background: With the demolition of the former Lincoln School, the plan was to realign 6th Ave. to 7th Ave. and provide a direct connection to Wyatt Earp Blvd. The City has a MOU with the First Christian Church as to providing the necessary Right-of-way to provide this connection between 6th Ave. & 7th Ave. across their property. In December 2019, Requests for Qualifications were issued for the project. The City received qualifications from 5 firms. After review of the selection committee, SMH was chosen for the project. Staff meet with SMH and discussed the project and option for design. In SMH's proposal were several different concepts for alignment features of 6th/7th Ave. corridor along with several options for Ark Valley Ave. and 7th Ave. intersection. SMH was directed to provide the City with a two part design proposal. Phase 1 will be all necessary Land Survey and Field Data collection along 7th Ave. from Wyatt Earp Blvd. to Division St., a section of 6th Ave., Ark Valley Ave. west of 7th Ave. and Spruce St. from 5th Ave. to the 9th Ave. Drain needed for design. Traffic data collection and analysis will also be completed to determine necessary traffic control measures along the proposed realignment. The data collection will consist of peak traffic counts at Wyatt Earp Blvd. and the following intersections; 3rd Ave. and 5th Ave., along with the Cedar St. and 6th Ave. intersection. Geotechnical investigation will also be completed at the location of the former Lincoln School to determine if any special considerations shall be given to the pavement design. Two core borings will be done. Review the video of the sanitary sewer along 7th Ave. to determine if any repairs or replacement should be done prior to the new roadway being built. Once all the data is collected and reviewed, SMH will provide concept development of the corridor taking into consideration of both vehicular and pedestrian traffic. SMH will also look at item such as the cost and constructability of the project. Utility conflicts both public and private. Right-of-Way available for the project. Phase 1 has been completed and the City and SMH is ready to move to the design of the roadway.

Justification: Realignment of 6th/7th corridor will improve both the vehicular and pedestrian traffic from Wyatt Earp Blvd. to the north end of town.

Financial Considerations: This phase of design with SMH is for \$148,197.50. Funding for the design work will be from GOB funds which were approved in 2019.

Purpose/Mission: The completion of this project aligns with the City's core Value of Ongoing Improvement and Safety. Once the design is completed the City will have the documents necessary for bidding the project.

Legal Considerations: The City is entering into a contract with SMH and is bound by the provisions of this contract.

Attachments: Scope of Services and Fee Estimate for Engineering Services with SMH and the proposed alignment of the 6th/7th corridor.

6th Avenue and 7th Avenue Realignment
100% Construction Documents for New Roadway & Utilities
Scope of Professional Services
Prepared: August 3, 2020

SMH Consultants (SMH) will perform the following tasks:

Part I – Replat

1. Preparation of a replat of the old Lincoln Elementary School site. This task includes review of the initial layout of lots, utilities, easements, and etcetera with the City and owner.
2. An electronic and a paper copy of the plats to be provided to the City of Dodge City, as required.
3. Obtainment of a certificate of title as required by the City of Dodge City.
4. All necessary fees with Ford County for filing the plat.
5. Obtainment of plat signatures as required by the City of Dodge City.
6. Setting of all property pins as required by the laws of the State of Kansas.

Part II (Project Coordination and Administration - LS)

1. Various coordination meetings with the City of Dodge City, Victory Electric, and adjacent property owners to coordinate current or future connections to the new roadway, gather input on design element impacts, and resultant adjustments that need to be made.
2. Administration of the project team, preparation and review of project invoicing, and general project contract reviews to insure contract performance.
3. Utility Coordination with utility companies to address any potential conflicts between the proposed improvements and the existing utilities in the area.

Part III - Construction Documents

1. Title sheet with project disclaimers, notes, index and appropriate signature blocks and other requirements of the City of Dodge City.
2. General Notes sheet to include general notes related to the project's construction, quantities, utility company contact information, owner information, and designer information.

3. Overall project horizontal and vertical control location sheet and plan depicting project survey control necessary for construction of the project.
4. Pavement Removal sheet depicting the removal of existing pavement, curb & gutter, sidewalk, and any additional removal of existing infrastructure.
5. Site plan showing all existing and proposed improvements, proposed lot lines, proposed easements, existing easements, right of way, and utilities.
6. Water main plan and profile for replacement of the existing water traversing the project limits along 7th Avenue with a new connection to the main on 6th Avenue. The water main plans and profile shall conform to City of Dodge City standards. This task also, includes water service for locations for reestablishing water service to existing customers.
7. Water main standard details as provided by the City of Dodge City.
8. Mass grading plan for the entire project area to depict areas of cut and fill with the project's limits
9. Typical sections for the improvement of the roadway alignment of 6th and 7th Avenue, Spruce Street, Ark Valley Street, and 7th Avenue, depicting compaction, subgrade, and surface characteristics required for construction of the roadway in addition to typical slopes, grades, widths of the roadway and typical grading within the clear zone.
10. Roadway plan and profile for the new alignment of 6th and 7th Avenue, alignment of Spruce Street, alignment of Ark Valley Street as it rounds the corner onto 7th Avenue, and alignment of 7th Avenue from Ark Valley Street north to Division Street as depicted in the preliminary plan from the conceptual phase of the project.
11. Intersection Geometrics detailing horizontal and vertical design information at each of the proposed intersections. These details will include detailed layout information with coordinates, elevations, and radius points.
12. Entrance and Driveway plan and profiles for all replaced and new entrances and driveways that connect to the new alignment of 6th and 7th Avenue, Spruce Street, Ark Valley Street, and 7th Avenue.
13. Retaining wall layout information including top and bottom of retaining wall coordinates and elevations. This information will not include details and instead will require the

contractor to include a retaining wall design stamped by a licensed engineer for approval by the City.

14. Temporary Traffic Control plan and details. This plan will include any necessary detour routes, signage, pavement markings and etc. necessary for directing traffic through and/or around the project construction site.
15. Permanent traffic control plan and details for the layout and construction of permanent striping and signage related to the project.
16. Concrete pavement details including but not limited to dowel basket assemblies, joint plan details, curb details and etc. as necessary for construction of the street.
17. Miscellaneous details as necessary for construction of the project including but not limited to sidewalks, handrails, curb ramps, curb, signage, and etc.
18. Roadway cross sections. Roadway cross sections will depict proposed and existing known and discoverable ground conditions, characteristics and improvements, as well as water and sanitary sewer crossings and crown elevations.
19. Stormwater runoff calculations to verify the required stormwater needs of the project location including the proper sizing of conduits and inlets and a drainage map. The drainage map shall include the entire limits of the project. This drainage map will show drainage areas for the various storm sewer structures on the site and include a structure ID with associated drainage areas, runoff coefficients, rainfall intensity, 10-year flow rates, cumulative 10-year flow rates, and velocities.
20. Storm sewer plan and profile internal to the project. The storm sewer plan and profile shall conform to City of Dodge City Standards.
21. Storm sewer standard details as provided by the City of Dodge City.
22. Erosion and sediment control plan and shall conform to City of Dodge City regulations.
23. Erosion and sediment control details based on City of Dodge City standards.
24. Right of way strip map to determine the necessary permanent and temporary construction easements required for the project.

25. Landscape plan and showing the proposed landscape areas with plant materials. This task includes landscape calculations to show the number of plants, sod areas, details, and on sheet specifications as required by the landscape design.
26. Preparation and submittal of a stormwater pollution prevention plan to the Kansas Department of Health and Environment and all necessary NPDES permitting applications. Upon approval the approved NPDES NOI and accompanying SWPPP will be provided to the City.
27. Preparation of final provision and specifications documents using City of Dodge City standard forms.
28. Submittal of field check and office check construction documents (electronically and one full size paper set) for review by the City of Dodge City. This task also includes a field check by the Dodge City Office Manager, Project Manager, and Design Engineer. This task also includes addressing any modifications to the plans required as a result of the field and office check review by the City of Dodge City.
29. Quality control check by the Project Manager, an independent Project Manager and a Managing Principal Engineer who will provide quality assurance. This review will also include a design charrette involving the most experienced engineers within the company to discuss the design, cost saving opportunities, and the quality of the final plan set.
30. Submittal of final plans, special provisions, and specifications (electronically and two full size paper sets, and two 11"x17" paper sets).

Part IV – Bid Phase

1. An engineer's estimate will be prepared based on the final construction plans and provided to the City of Dodge City.
2. Responding to questions from bidders regarding the project as they prepare project bids for the City of Dodge City.
3. Provide any necessary addendums to the final construction documents that may arise during the bidding process.

Notes

1. There may be studies (i.e. additional traffic, additional drainage, sewer and etc.) not identified in this scope of services that may arise because of the City of Dodge City or

other jurisdictional agencies. As the need for these studies arises a separate scope of work will be developed for approval by the client.

2. Any changes to the overall layout of the site, the design constraints, original design intent and so forth made midstream in the project will impact the ability to complete the work within the fee proposed. These changes, if necessary, will constitute a revised and re-negotiated scope of work and fee.
3. All designs shall be provided on SMH title block and provided in PDF format.
4. Any services not identified in the fore mentioned scope of services requested by the owner will be provided at 2020 hourly rates.

SC = Survey Crew
CT = CAD Technician
MPLS = Managing Principal Land Surveyor

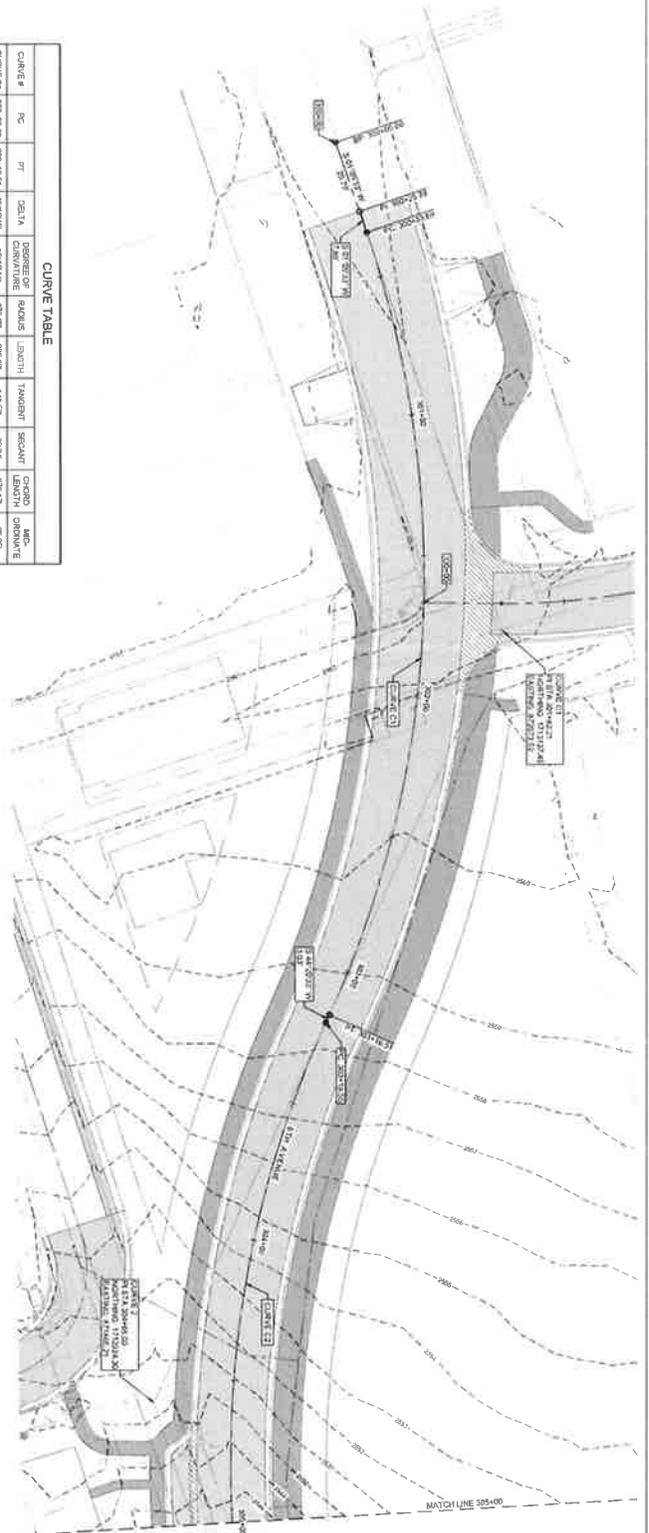
RLS = Registered Land Surveyor
MPE = Managing Principal Engineer
PE = Project Engineer

DE = Design Engineer
CE = Construction Engineer
CL = Civil

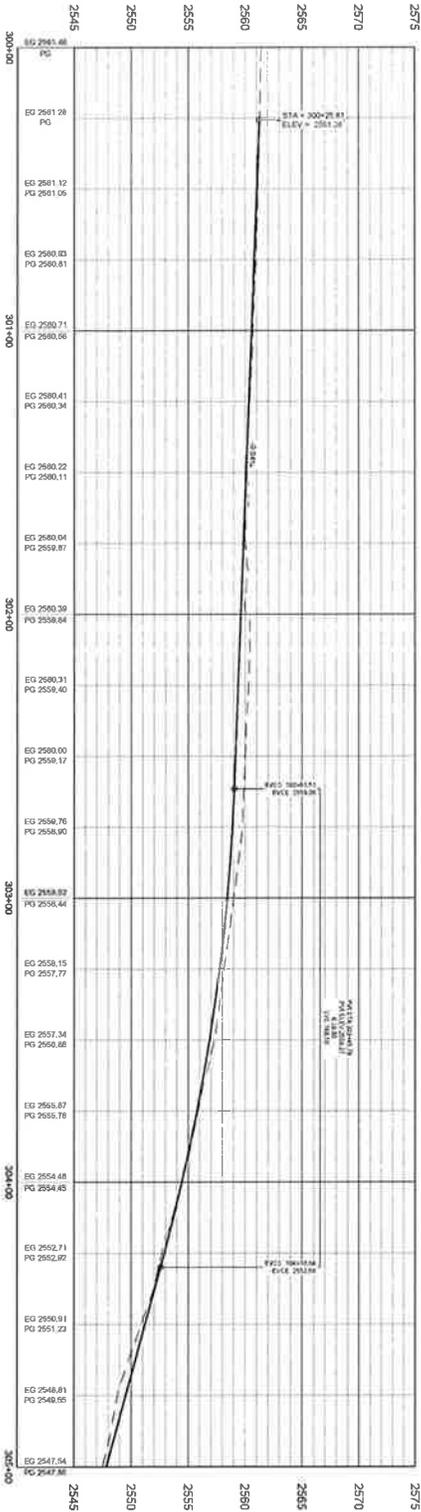


| Description | Estimated Hours | | | | | | | | | | | Estimate Fee | Expenses | Total Fee | | | | | |
|--|-----------------|------|------|-----|------|-------|-------|-------|-------|------|----------|--------------|----------|-------------|--------------|--------|--------|--------|------------|
| | SC | CT | MPLS | RLS | MPE | PE | DE | LA | CL | CE | CL | | | | | | | | |
| Part I - Payroll | | | | | | | | | | | | | | | | | | | |
| 1. Preparation of Report (includes meetings, utility & Church) | | 24.0 | 4.0 | | | | | | | | | | | \$440.00 | \$3,170.00 | | | | |
| 2. Utility location | | | | | | | | | | | | | | \$55.00 | \$175.00 | | | | |
| 3. Certificate of Title | | | | | | | | | | | | | | \$27.50 | \$202.50 | | | | |
| 4. Final Plans | | | | | | | | | | | | | | \$110.00 | \$550.00 | | | | |
| 5. Signatures on Plans | | | | | | | | | | | | | | \$110.00 | \$550.00 | | | | |
| 6. Station Property Pins | | | | | | | | | | | | | | \$110.00 | \$550.00 | | | | |
| Part II - Project Coordination & Administration | | | | | | | | | | | | | | | | | | | |
| 1. Coordination meetings w/ City, Utilities, & Property owners | | | | | | | | | | | | | | \$1,700.00 | \$17,000.00 | | | | |
| 2. Project Administration | | | | | | | | | | | | | | \$1,700.00 | \$17,000.00 | | | | |
| 3. Utility coordination | | | | | | | | | | | | | | \$330.00 | \$3,300.00 | | | | |
| Part III - Construction Documents | | | | | | | | | | | | | | | | | | | |
| 1. Site Utility | | | | | | | | | | | | | | \$135.00 | \$1,350.00 | | | | |
| 2. Utility Plans | | | | | | | | | | | | | | \$135.00 | \$1,350.00 | | | | |
| 3. Overall Project Horizontal & Vertical Control | | | | | | | | | | | | | | \$480.00 | \$4,800.00 | | | | |
| 4. Pavement Removal Plan | | | | | | | | | | | | | | \$270.00 | \$2,700.00 | | | | |
| 5. Site Plan | | | | | | | | | | | | | | \$1,700.00 | \$17,000.00 | | | | |
| 6. Final Plans | | | | | | | | | | | | | | \$1,700.00 | \$17,000.00 | | | | |
| 7. Water Main Electrical Details | | | | | | | | | | | | | | \$135.00 | \$1,350.00 | | | | |
| 8. Mass Grading Plan | | | | | | | | | | | | | | \$1,700.00 | \$17,000.00 | | | | |
| 9. Typical Sections | | | | | | | | | | | | | | \$1,700.00 | \$17,000.00 | | | | |
| 10. Roadway Plan & Profile | | | | | | | | | | | | | | \$4,320.00 | \$43,200.00 | | | | |
| 11. Intersections | | | | | | | | | | | | | | \$14,850.00 | \$148,500.00 | | | | |
| 12. Erosion & Sedimentation Control | | | | | | | | | | | | | | \$1,700.00 | \$17,000.00 | | | | |
| 13. Retaining Wall Layout | | | | | | | | | | | | | | \$2,440.00 | \$24,400.00 | | | | |
| 14. Temporary Traffic Control Plan & Details | | | | | | | | | | | | | | \$1,710.00 | \$17,100.00 | | | | |
| 15. Amusement Traffic Control Plan & Details | | | | | | | | | | | | | | \$1,700.00 | \$17,000.00 | | | | |
| 16. Amusement Traffic Control Plan & Details | | | | | | | | | | | | | | \$2,700.00 | \$27,000.00 | | | | |
| 17. Utility Erosion & Sedimentation Details | | | | | | | | | | | | | | \$1,700.00 | \$17,000.00 | | | | |
| 18. Roadway Cross Sections | | | | | | | | | | | | | | \$2,440.00 | \$24,400.00 | | | | |
| 19. Stormwater Runoff Calculations | | | | | | | | | | | | | | \$4,860.00 | \$48,600.00 | | | | |
| 20. Stormwater Runoff Calculations | | | | | | | | | | | | | | \$2,440.00 | \$24,400.00 | | | | |
| 21. Stormwater Runoff Calculations | | | | | | | | | | | | | | \$1,700.00 | \$17,000.00 | | | | |
| 22. Erosion & Sedimentation Control Plan | | | | | | | | | | | | | | \$1,700.00 | \$17,000.00 | | | | |
| 23. Erosion & Sedimentation Control Details | | | | | | | | | | | | | | \$1,700.00 | \$17,000.00 | | | | |
| 24. Right of Way Map | | | | | | | | | | | | | | \$270.00 | \$2,700.00 | | | | |
| 25. Utility Plans, Details, & Specifications | | | | | | | | | | | | | | \$110.00 | \$1,100.00 | | | | |
| 26. Landscape Plan, Details, & Specifications | | | | | | | | | | | | | | \$440.00 | \$4,400.00 | | | | |
| 27. Field Procedures & Specifications | | | | | | | | | | | | | | \$110.00 | \$1,100.00 | | | | |
| 28. Field & Office Checks | | | | | | | | | | | | | | \$440.00 | \$4,400.00 | | | | |
| 29. QA/QC | | | | | | | | | | | | | | \$2,700.00 | \$27,000.00 | | | | |
| 30. Final Signet | | | | | | | | | | | | | | \$440.00 | \$4,400.00 | | | | |
| Part IV - Bid Phase | | | | | | | | | | | | | | | | | | | |
| 1. Engineer's Estimate | | | | | | | | | | | | | | \$440.00 | \$4,400.00 | | | | |
| 2. Bid Questions | | | | | | | | | | | | | | \$270.00 | \$2,700.00 | | | | |
| 3. Proposals | | | | | | | | | | | | | | \$1,700.00 | \$17,000.00 | | | | |
| Totals = | 24.0 | 26.0 | 6.0 | 0.0 | 50.0 | 205.0 | 716.0 | 154.0 | 11.50 | 0.00 | 3,000.00 | 2,940.00 | 4,725.00 | 2,800.00 | 4,685.00 | 247.50 | 500.00 | 171.00 | \$5,990.00 |
| Part I Total = \$7,945.00 | | | | | | | | | | | | | | | | | | | |
| Part II Total = \$19,815.00 | | | | | | | | | | | | | | | | | | | |
| Part III Total = \$171,459.00 | | | | | | | | | | | | | | | | | | | |
| Part IV Total = \$5,990.00 | | | | | | | | | | | | | | | | | | | |
| Fee Estimate = \$248,109.50 | | | | | | | | | | | | | | | | | | | |

| CURVE # | PC | PT | DELTA | DESIGNER OF CURVE | RADIUS | LENGTH | TANGENT | SECANT | CHORD | ARC |
|----------|-----------|-----------|-----------|-------------------|---------|---------|---------|--------|---------|--------|
| CURVE C1 | 250+33.88 | 250+14.81 | 45°12'48" | 1978/84 | 375.00' | 282.83' | 194.52' | 23.34' | 276.17' | 25.33' |
| CURVE C2 | 250+14.81 | 250+24.88 | 45°12'48" | 1978/84 | 375.00' | 279.90' | 194.52' | 23.34' | 276.17' | 25.33' |



6TH AVENUE PROFILE



VERTICAL SCALE 1"=4'

TOTAL SHEETS XX

SHEET # 1-1

DATE 08/02/2020

DRAWN BY APT

CHECKED BY APT

DATE 08/02/2020

DESIGNED BY APT

SCALE 1"=40'

PROJECT NO. 19-00000000

6TH AVENUE P&P (1) - OPTION 1

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|----------|------|-------------|
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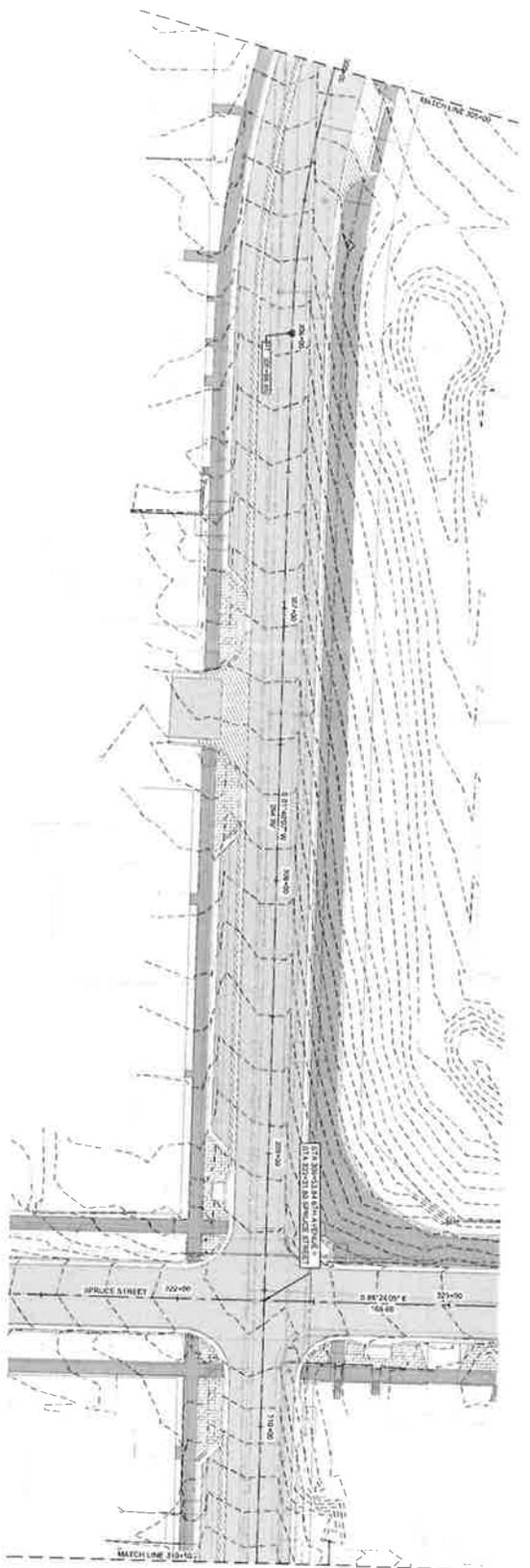
6TH & 7TH STREET REALIGNMENT

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

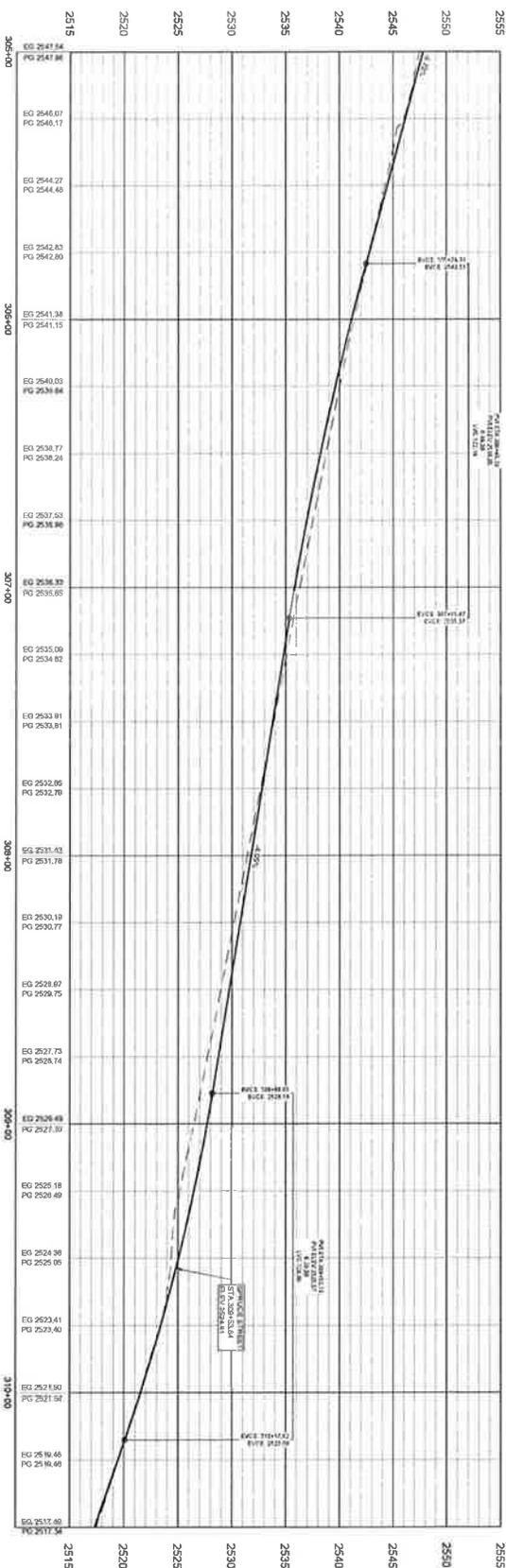
DODGE CITY, KANSAS

SMH
CONSULTANTS

2000 West 10th Street
Dodge City, Kansas 67801
Phone: (620) 774-2400
Fax: (620) 774-2401
www.smhconsultants.com



6TH AVENUE PROFILE



VERTICAL SCALE: 1" = 4'

PROJECT: 20200000
 DRAWN BY: JMT
 DATE: 08/08/2020
 SHEET # 1-2
 TOTAL SHEETS 20

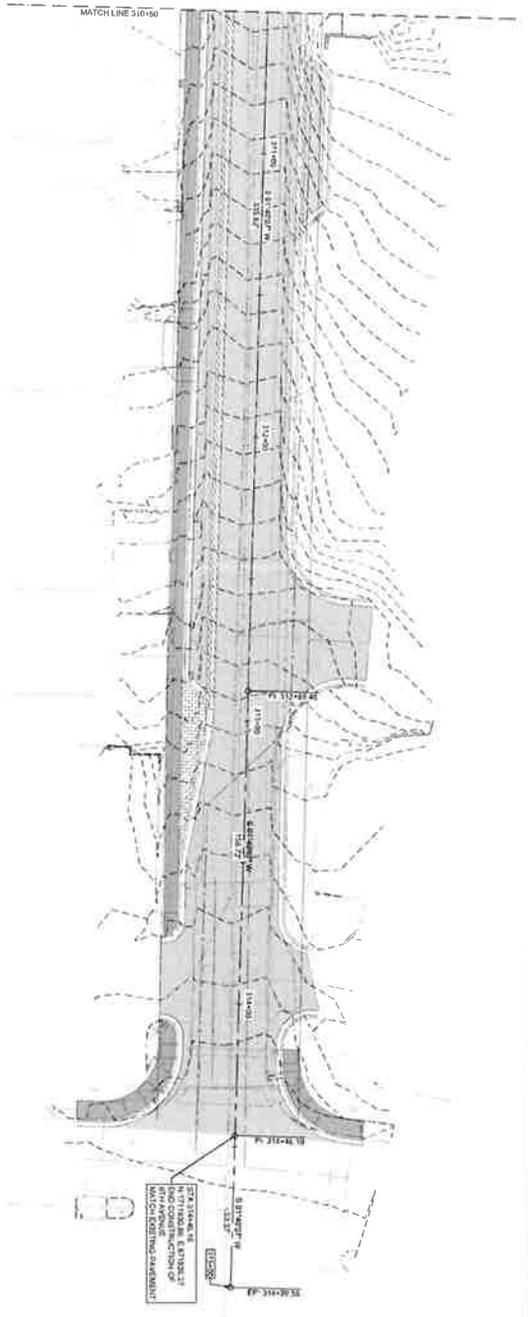
| NO. | REVISION DESCRIPTION |
|-----|----------------------|
| 1 | ISSUED FOR PERMIT |
| 2 | ISSUED FOR PERMIT |
| 3 | ISSUED FOR PERMIT |
| 4 | ISSUED FOR PERMIT |
| 5 | ISSUED FOR PERMIT |
| 6 | ISSUED FOR PERMIT |
| 7 | ISSUED FOR PERMIT |
| 8 | ISSUED FOR PERMIT |
| 9 | ISSUED FOR PERMIT |
| 10 | ISSUED FOR PERMIT |

6TH AVENUE P&P (2) - OPTION 1

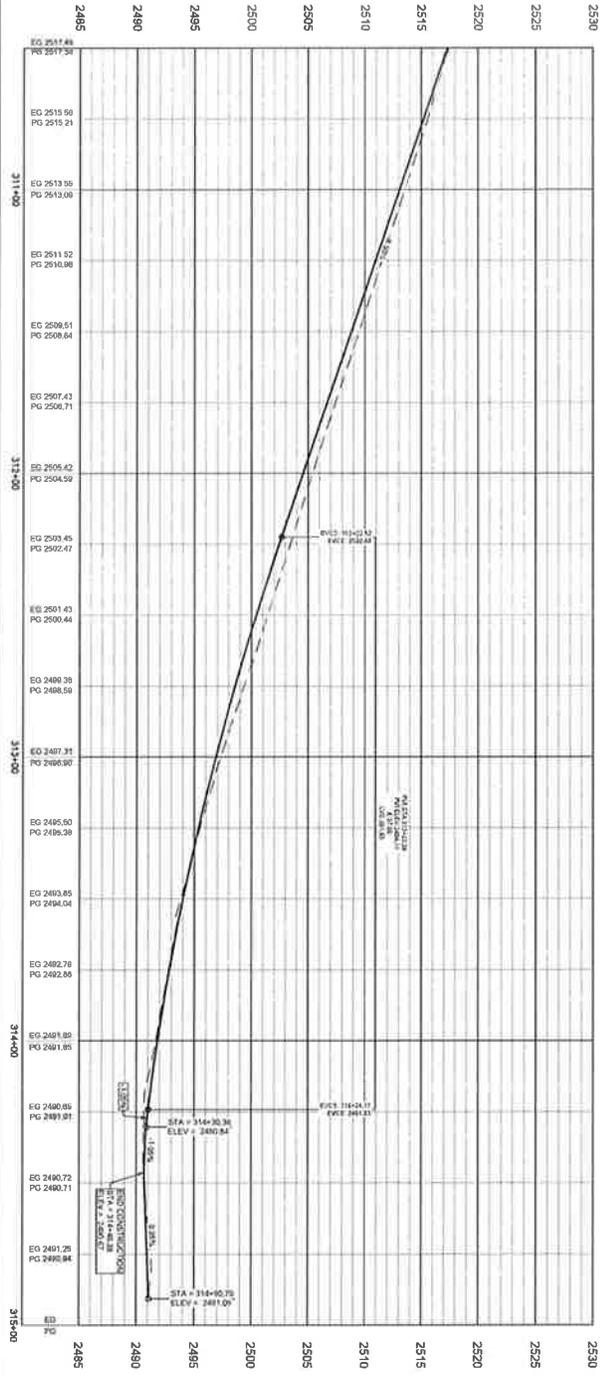
SMH CONSULTANTS

6TH & 7TH STREET REALIGNMENT
 PROGRESS DOCUMENTS NOT FOR CONSTRUCTION
 DODGE CITY, KANSAS

SMH CONSULTANTS
 1110 W. 12TH ST., SUITE 200
 DODGE CITY, KS 67801
 PH: 785.726.1234
 FAX: 785.726.1235
 WWW.SMHC.COM



6TH AVENUE PROFILE



DATE: 06/03/2010
 SHEET # 1-3
 TOTAL SHEETS 33

PROJECT: 20020000
 DRAWN BY: AET

6TH AVENUE P&P (3) - OPTION 1

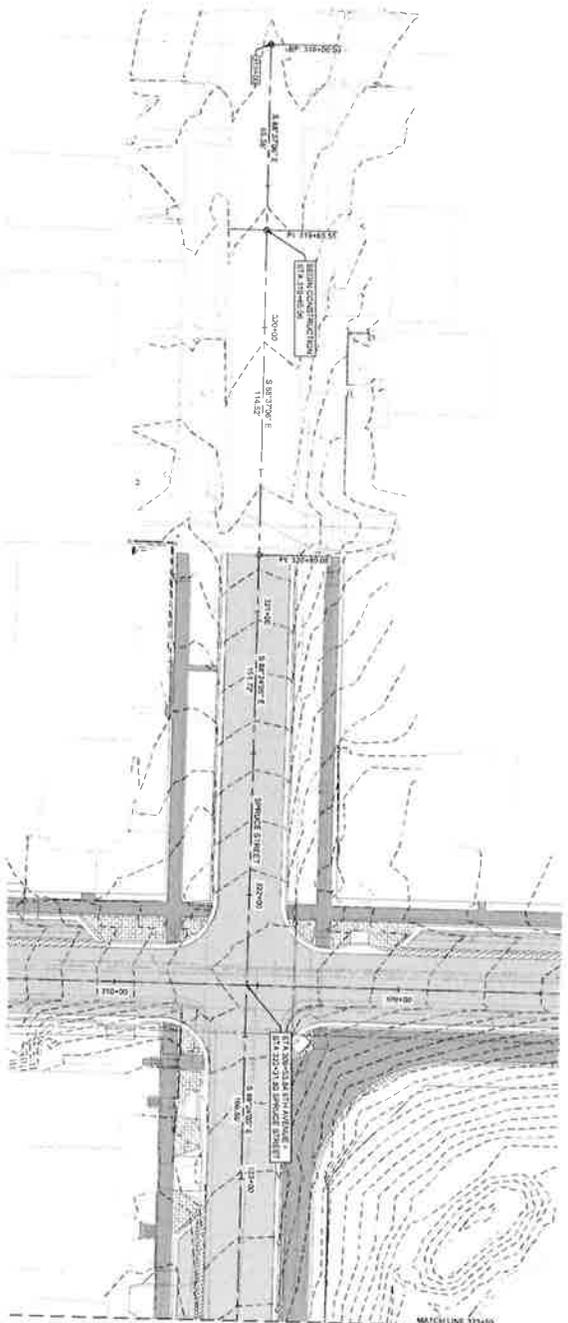
6TH & 7TH STREET REALIGNMENT

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

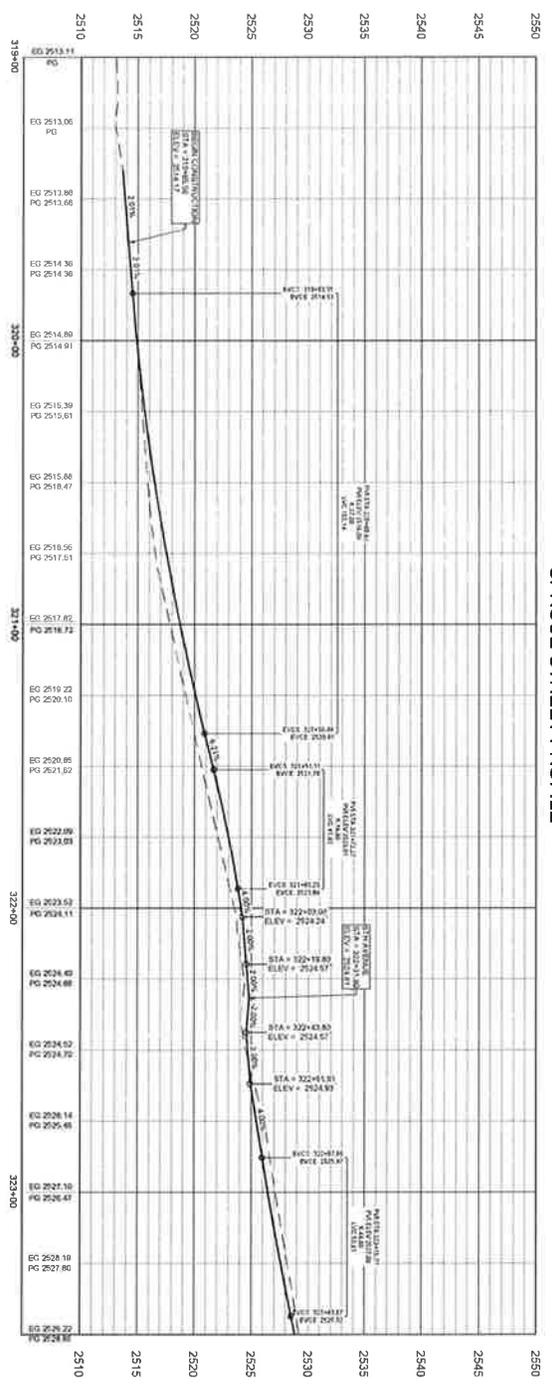
DODGE CITY, KANSAS



SMITH CONSULTANTS
 1000 W. 10th Street
 Dodge City, Kansas 67801
 Phone: 781-222-1111
 Fax: 781-222-1112
 Email: info@smithconsultants.com



SPRUCE STREET PROFILE



VERTICAL SCALE: 1" = 4'

PROJECT: 202000000
 DRAWN BY: JMT
 SHEET # 1-4
 TOTAL SHEETS: 3X

| REVISION | DATE | DESCRIPTION |
|----------|------|-------------|
| | | |

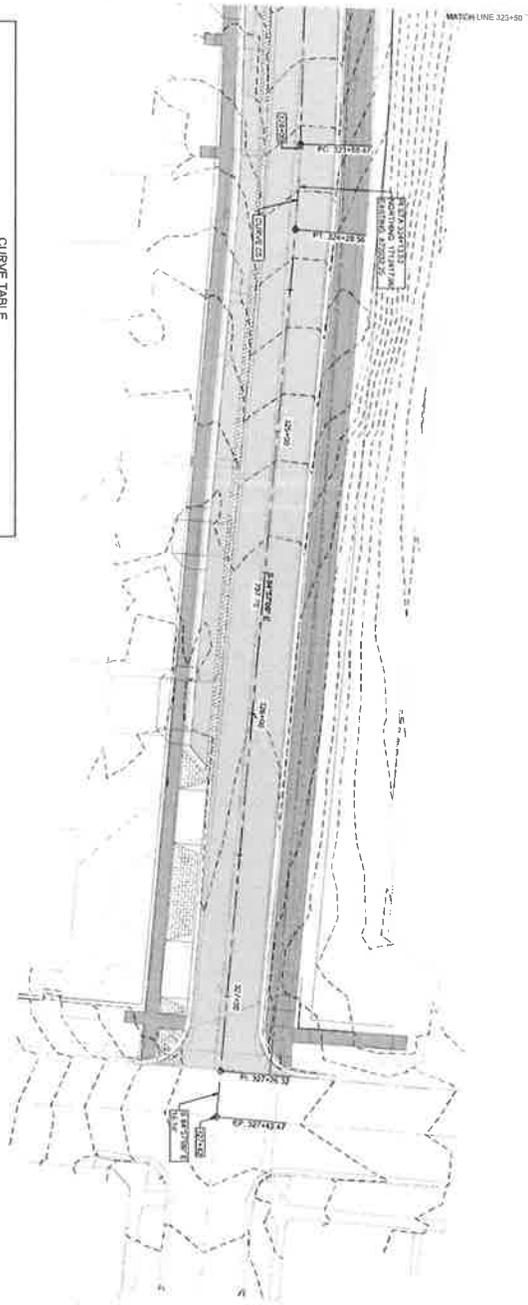
SPRUCE STREET P&P (1) - OPTION 1

6TH & 7TH STREET REALIGNMENT

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

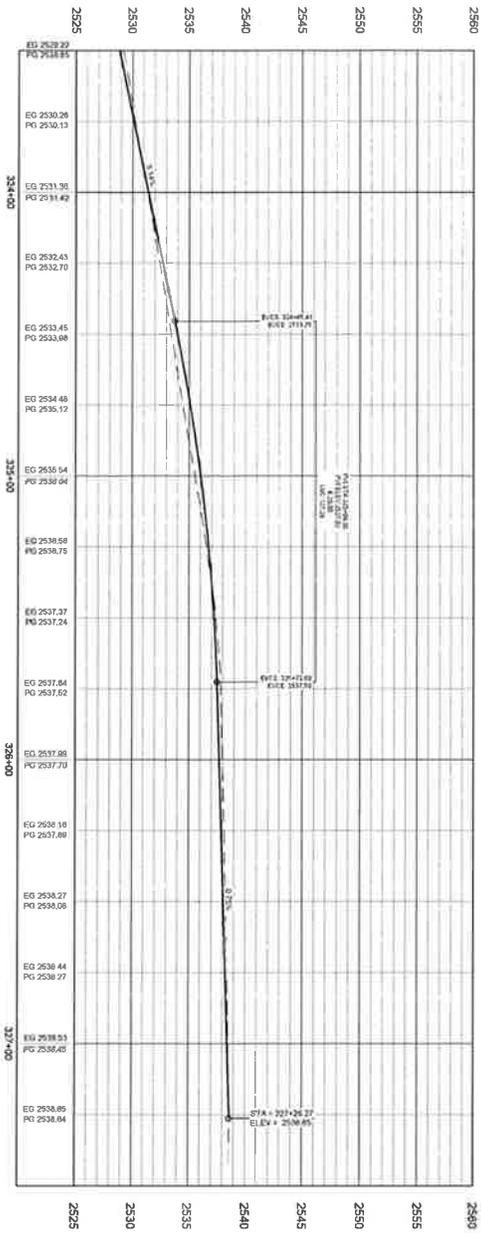
DODGE CITY, KANSAS

SMH CONSULTANTS
 7001 W. 14th St.
 Dodge City, KS 67801
 Phone: (781) 344-4470
 Fax: (781) 344-4470



| CURVE TABLE | | | | | | | | | |
|-------------|---------|---------|-------|---------------------|---------|---------|----------------|--------------|-----------------|
| CURVE # | PC | PT | DELTA | DEGREE OF CURVATURE | RADIUS | LENGTH | TANGENT LENGTH | CHORD LENGTH | IND. COORDINATE |
| 1 | 2530+00 | 2531+00 | 90° | 11.257° | 500.00' | 161.19' | 14.58' | 162.89' | 8.27' |

SPRUCE STREET PROFILE





 PROJECT # 2020000000
 DRAWN BY: AWT
 DATE: 08/20/20
 SHEET # 1-5
 TOTAL SHEETS: 05



 6TH & 7TH STREET REALIGNMENT
 PROGRESS DOCUMENTS NOT FOR CONSTRUCTION
 DODGE CITY, KANSAS
 SPRUCE STREET P&P (2) - OPTION 1

SMH
 CONSULTANTS
 1000 E. 10th Street, Suite 100
 Dodge City, KS 67801
 Phone: 781-222-1100
 Fax: 781-222-1101
 Email: info@smhconsultants.com



Memorandum

To: Nick Hernandez, City Manager and City Commissioners
From: Nathan Littrell, Planning & Zoning Administrator
Date: August 14, 2020
Subject: Walter Heights Unit 2 Plat
Agenda Item: New Business

Recommendation: The Planning Commission met on August 11, 2020 to review and recommend approval of this plat. It is also City staff's recommendation to approve this plat.

Background: The property is currently developed and is the location of the Comanche Plaza Shopping Center. The property owner is wishing to cleanup some property boundary issues and shift some easements.

Justification: The property the proposed plat encompasses is currently zoned C-2 Commercial Highway. The proposed lots meet all of the C-2 zoning regulations and lot size requirements. This plat and development conforms to the City Comprehensive Plan.

Financial Considerations: Approving this plat will allow for portions of this property to be sold and redeveloped.

Purpose/Mission: Approving this plat will encourage and support growth and development in our community.

Legal Considerations: None

Attachments: Plat Application, Plat

City of Dodge City
Application for Plat Approval

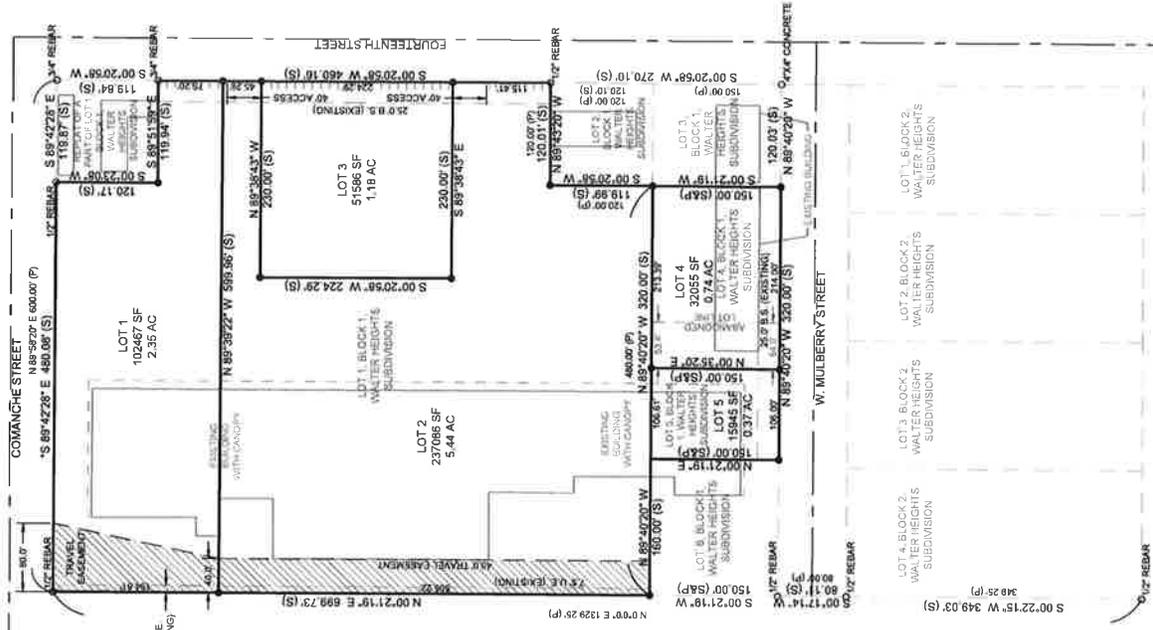
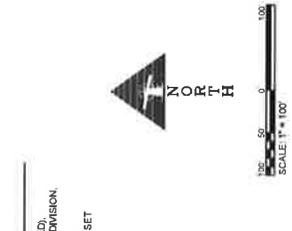
Section _____ Subdivision Case No. _____
Township _____ Date Filed _____
Range No. _____

- I. Name of Subdivision. WALTER HEIGHTS UNIT 2
- II. General Location. 14th ST. & COMANCHE ST.
- III. Name of Property Owner Q PARKER DEVELOPMENT LLC (TED WILLIAMS)
Address P.O. Box 47458, WICHITA, KS 67201
Phone 316-683-5551
- IV. Name of Agent N/A
Address _____
Phone _____
- V. Name of Surveyor SMH CONSULTANTS
Address 707 3RD AVE, STE A, DODGE CITY, KS 67801
Phone 620-255-1952
- VI. Subdivision Information:
A. Gross Acreage of Plat. 10.08 (Ac.)
B. Number of Lots:
 1. Residential _____
 2. Commercial 5
 3. Industrial _____
 4. Other _____
C. Minimum Lot Frontage 45 FT.
D. Minimum Lot Area 0.37 AC
E. Existing Zoning C2
F. Proposed Zoning C2
G. Public Water Supply Yes X No _____
H. Public Sanitary Sewers Yes X No _____

NOTES:
 No easements, reservations, servitudes, setbacks, or other matters of record, if any, affecting the title of this property are shown, except as plotted, as per agreement with the landowner.
 No gaps or overlaps exist.
 There are no lines of possession that affect this survey.
 Parent Tract is recorded in Book D, Page 75-77, Register of Deeds Office, Ford County, Kansas.
 All building setback lines within the area being platted are to be 25' unless otherwise noted.
 All sidewalks and parking areas, exclusive of easements, associated with Lots 1-5 shall be considered common area for the purposes of vehicular and pedestrian mobility, shared parking, and access.

LEGEND

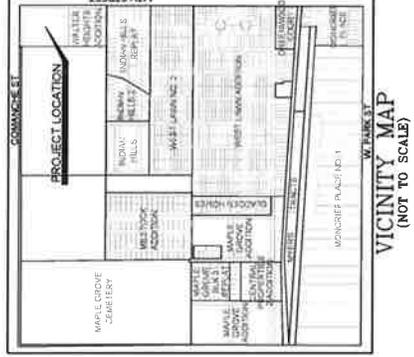
- MONUMENT FOUND (SIZE NOTED). ORIGIN: WALTER HEIGHTS SUBDIVISION, UNLESS OTHERWISE NOTED
- 1/2" X 2" REBAR W/CLS 88 CAP SET
- * ASSUMED BEARING
- (P) PLAT DISTANCE
- (S) SURVEYED DISTANCE
- B.S. BUILDING SETBACK
- U.E. UTILITY EASEMENT
- EXISTING UTILITY EASEMENT
- TRAVEL EASEMENT
- NO ACCESS



Walter Heights, Unit Two Closure Table

| POINT | ANG RT | BEARING | DISTANCE | POINT | NORTHING | EASTING |
|-------|------------|--------------|----------|-------|----------|-----------|
| 506 | 89°52'24" | S 89°42'28"E | 460.079 | 506 | 6863.354 | 10465.917 |
| 507 | 89°47'03" | S 00°23'05"W | 120.173 | 507 | 6863.184 | 10466.008 |
| 508 | 89°04'18" | S 00°20'55"W | 460.162 | 508 | 6402.750 | 10578.143 |
| 509 | 89°04'18" | N 89°43'20"W | 120.014 | 509 | 6403.332 | 10458.130 |
| 500 | 179°58'38" | S 00°21'18"W | 130.000 | 500 | 6173.382 | 10467.389 |
| 502 | 90°01'38" | N 89°40'20"W | 320.000 | 502 | 6135.173 | 10156.474 |
| 503 | 89°59'21" | N 00°21'18"E | 150.000 | 504 | 6285.179 | 10157.404 |
| 505 | 89°59'21" | N 00°21'18"E | 689.730 | 505 | 6285.179 | 9861.745 |
| 506 | 89°52'24" | N 00°21'18"E | 689.730 | 506 | 6863.354 | 9861.745 |

PERIMETER: 2500.085 CUMULATIVE PERIMETER: 2500.085
 APPROX. SQ. FEET: 499138 ACRES: 10.081
 APPROX. TOTAL - SQ. FEET: 45128 ACRES: 10.081
 CORRECT ELEVATION COORDINATES: NORTH: 6862.982 EAST: 9861.744
 ELEVATION COORDINATES: NORTH: 6862.982 EAST: 9861.744
 ERROR: N - 0.000 E: 0.002 TOTAL: 0.002 BRG: N 77°39'52" W
 DISTANCE TRAVELLED: 2900.085 CLOSURE: 1846685



Final Plat
WALTER HEIGHTS,
UNIT 2

*A Re-plat of Lots 1, 4-5, Walter Heights
 Subdivision, Dodge City, Ford County, Kansas*



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 (785) 716-0541 • FAX: 716-5760 • Email: tim@smhconsultants.com
 Drawn By: ASJ Project #180-DC1022 DD #10566

JULY 2020