

CITY COMMISSION MEETING AGENDA

City Hall Commission Chambers

Monday, January 4, 2021

7:00 p.m.

MEETING #5174

This will be an entirely virtual meeting, and there are two ways to watch and listen in real-time:

1. Watch live on our Facebook page at www.facebook.com/cityofdodgecity

2. Or watch it on our Vimeo page at www.vimeo.com/cityofdodgecity.

Comments on these streams will be open to be utilized for the Visitors Section. The meeting will be archived on both sites to be viewed after the live video has ended.

CALL TO ORDER

ROLL CALL

INVOCATION BY

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

SUBMIT QUESTIONS OR COMMENTS

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).

City Loyalty Oath Ceremony - Police Chief, Drew Francis

CONSENT CALENDAR

1. Approval of City Commission Work Session Minutes, December 21, 2020;
2. Approval of City Commission Meeting Minutes, December 21, 2020;
3. Appropriation Ordinance No. 1, 2021;

4. Cereal Malt Beverage License:
 - a. Taylors Road House, 2305 W. Wyatt Earp Blvd.

ORDINANCES & RESOLUTIONS

Resolution No. 2021-01: A Resolution of the City of Dodge City, Kansas, Authorizing the Salary of City Commission as Provided in the City Code of the City of Dodge City. Report by Finance Director, Nicole May.

Resolution No. 2021-02: A Resolution of the City of Dodge City, Kansas, Authorizing the Preparation of Financial Statement and Financial Reports on the Basis of Receipts and Disbursements. Report by Finance Director, Nicole May.

UNFINISHED BUSINESS

Resolution No. 2020-32: A Resolution Establishing Fees and Rates for Solid Waste Collection Service in the City of Dodge City. Report by Finance Director, Nicole May.

NEW BUSINESS

1. Approval of Summerlon Addition Phase VI Replat. Report by Planning & Zoning Administrator, Nathan Littrell.

OTHER BUSINESS

STAFF REPORTS

ADJOURNMENT

CITY COMMISSION WORK SESSION MINUTES

City Hall Commission Chambers

Monday, December 21, 2020

6:00 p.m.

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 OR ORDER

ROLL CALL: **Vice** Mayor, Rick Sowers, Commissioners Kent Smoll, Joseph Nuci, Brian Delzeit were present

WORK SESSION

Discussion of Utility Rates

Discussion of KMAAG Audit

Discussion of City Commission Compensation

ADJOURNMENT

ATTEST:

Mayor

City Clerk

CITY COMMISSION MEETING MINUTES
City Hall Commission Chambers
Monday, December 21, 2020
7:00 p.m.
MEETING #5173

This will be an entirely virtual meeting, and there are two ways to watch and listen in real-time:

1. Watch live on our Facebook page at www.facebook.com/cityofdodgecity

2. Or watch it on our Vimeo page at www.vimeo.com/cityofdodgecity.

Comments on these streams will be open to be utilized for the Visitors Section. The meeting will be archived on both sites to be viewed after the live video has ended.

CALL TO ORDER

ROLL CALL: Vice Mayor Rick Sowers, Commissioners Kent Smoll, Brian Delzeit, Joseph Nuci present

INVOCATION by Corky Spittler of Christ the King Lutheran Church

PLEDGE OF ALLEGIANCE

ELECTION OF MAYOR AND VICE MAYOR

Commissioner Kent Smoll made a motion to appoint Rick Sowers as Mayor for this meeting and mayor for next year. Commissioner Brian Delzeit seconded the motion. The motion carried 3 – 1 with Commissioner Joseph Nuci voting no. Commission Brian Delzeit made a motion to appoint Kent Smoll as Vice Mayor for this meeting and vice mayor for next year; Commissioner Joseph Nuci seconded the motion. The motion carried 4 -0.

APPROVAL OF AGENDA

Commissioner Rick Sowers made a motion to amend the agenda with a minor change under new business, the word hose should read horse. Commissioner Joseph Nuci seconded the motion. The motion carried 4 - 0.

SUBMIT QUESTIONS OR COMMENTS

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, December 7, 2020;
2. Appropriation Ordinance No. 23, December 21, 2020;
3. Approval of KDOT Reimbursement for Public Transportation Vehicle.

Commissioner Kent Smoll made a motion to approve the consent calendar as presented. Commissioner Brian Delzeit seconded the motion. The motion carried 4 - 0.

ORDINANCES & RESOLUTIONS

Resolution No. 2020-30: A Resolution Establishing Fees and Rates for Water Utility Services for the City of Dodge City was approved on a motion by Commissioner Kent Smoll. Commissioner Brian Delzeit seconded the motion. The motion carried 4 - 0.

Resolution No. 2020-31: A Resolution Establishing Fees and Rates for Sanitary Sewer Service for the City of Dodge City was approved on a motion by Commissioner Kent Smoll. Commissioner Brian Delzeit seconded the motion. The motion carried 4 - 0.

Resolution No. 2020-32: A Resolution Establishing Fees and Rates for Solid Waste Collection Service in the City of Dodge City was removed from agenda to be put on the next city commission meeting under unfinished business; motion made by Commissioner Rick Sowers. Commissioner Kent Smoll seconded the motion. The motion carried 4 - 0.

Resolution No. 2020-33: A Resolution Establishing Fees and Rates for Storm Water Utility Service for the City of Dodge City was approved on a motion by Commissioner Kent Smoll. Commissioner Brian Delzeit seconded the motion. The motion carried 4 - 0.

UNFINISHED BUSINESS

City Manager Nick Hernandez discussed the cases of Covid-19 in Dodge city since we passed the mask ordinance, our numbers are down. The distribution of masks were distributed to schools and businesses throughout the city.

NEW BUSINESS

1. Commissioner Kent Smoll made a motion to approve the 2021 Legislative Policy. Commissioner Brian Delzeit seconded the motion. The motion carried 4 - 0.
2. Commissioner Brian Delzeit moved to approve the proposed bid with alternate from APAC Kansas, Inc., Shears Division for the construction of McCaustland Rd #2 reroute project for a total bid of \$843,093.66. Commissioner Joseph Nuci seconded the motion. The motion carried 4 - 0.

3. Commissioner Kent Smoll made a motion to approve the purchase from Commercial Aquatic Services in the amount of \$35,672.67 for the Chlorking Regeneration Cells for the chlorine regeneration system at the Long Branch Lagoon. Commissioner Joseph Nuci seconded the motion. The motion carried 4 - 0.
4. Commissioner Rick Sowers moved to approve the appointment of Daniel Cecil to the Horse Thief Benefit District Reservoir Board of Directors. Commissioner Kent Smoll seconded the motion. The motion carried 4 -0.
5. Commissioner Rick Sowers moved to approve the Drug & Alcohol Sur Tax Grants as follows:

| Organization | Project | Amount |
|---------------------------|---|---------------|
| Compass Behavioral Health | Dual Diagnosis Services | \$10,000 |
| New Chance | Assist with social detox position & bilingual licensed counselor position | \$72,500 |
| Friends of Recovery | Oxford Houses of Dodge City | \$ 7,500 |

Commissioner Joseph Nuci seconded the motion. The motion carried 4 - 0.

6. Commissioner Kent Smoll moved to approve the purchase from Lewis Chevrolet in the amount of \$49,527 for a 1 Ton Flatbed Truck for the Public Works Department. Commissioner Joseph Nuci seconded the motion. The motion carried 4 – 0.

OTHER BUSINESS

1. City Manager stated that the county released an additional \$46,000 spark funds to the city, he requested that those funds be sent back to the county and be reallocated to the Economic Development for local business grants. Commissioner Kent Smoll made a motion to reallocate \$46,000 from the sparks funding for use by Economic Development for business grants. Commissioner Joseph Nuci seconded the motion. The motion carried 4 – 0.
2. Process for the vacant position for city commissioner was discussed. Applications for the vacancy of the city commissioner will be taken until January 15th at noon and will be reviewed on January 19th. There will be a work session on February 1, 2021, for an interview of applicants. Installment of new commissioner will take place at the February 1, 2021, city commission meeting.

STAFF REPORTS

ADJOURNMENT

Commissioner Rick Sowers moved to adjourn the meeting. Commissioner Joseph Nuci seconded the motion. The motion carried 4 – 0.

ATTEST:

Mayor

City Clerk

**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): 004-461660769 F-01

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

| | | |
|---|-------------------------------|-----------------------------|
| Name <u>Charles R Taylor</u> | Phone No. <u>620 338-3881</u> | Date of Birth <u>8-1-64</u> |
| Residence Street Address <u>111 McCaustland Rd #2</u> | City <u>Dodge City</u> | Zip Code <u>67801</u> |

Applicant Spousal Information

| | | |
|---|-------------------------------|-----------------------------|
| Spouse Name <u>Ann Taylor</u> | Phone No. <u>620-682-3449</u> | Date of Birth <u>3-5-66</u> |
| Residence Street Address <u>111 McCaustland Rd #2</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>Taylor's Roadhouse</u> | Name |
| Business Location Address <u>2305 W. Wyatt Exp 67801</u> | Address |
| City <u>Dodge City, KS</u> State <u>KS</u> Zip <u>67801</u> | City State Zip |
| Business Phone No. <u>620-682-3449</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) | |

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 _____ years. | <u>47</u> |
| 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 <input checked="" type="checkbox"/> No |
| 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 |



Memorandum

To: Nick Hernandez, City Manager and City Commissioners

From: Nicole May, Finance Director

Date: December 30, 2020

Subject: Resolution 2021-01

Agenda Item: Ordinances and Resolutions

Recommendation: I recommend the approval of Resolution No. 2021-01.

Background: The last time the City Commission compensation was reviewed was in 2001. Over the last twenty years the time commitment required of being a city commissioner has increased significantly due to the growth of the community and the number of projects that the City has undertaken. Therefore, it is suggested that bi-weekly compensation for commissioners be increased to \$400 and the compensation for Mayor be established at \$600 bi-weekly.

Justification: The compensation of the commissioners has not been reviewed in 20 years and the time commitment of the position has increased.

Financial Considerations: This resolution increases the bi-weekly compensation for a City Commissioner from \$200 to \$400 and the compensation for Mayor from \$200 to \$600.

Legal Considerations: None

Attachments: Resolution

RESOLUTION NO. 2021-01

A RESOLUTION OF THE CITY OF DODGE CITY, KANSAS, AUTHORIZING THE SALARY OF CITY COMMISSION AS PROVIDED IN THE CITY CODE OF THE CITY OF DODGE CITY.

WHEREAS, the City Commission has chosen to amend Article 2, 1-208 of the City Code, and

NOW THEREFORE, BE IT RESOLVED that Section 1-208 of the Code of the City of Dodge City is amended to read as follows:

(b) Members of the City Commission shall be paid compensation for his or her services at the rate of \$10,400 per year. The mayor shall be paid compensation for his or her service at the rate of \$15,600 per year. All compensation shall be paid in equal bi-weekly installments. The rate of compensation established by this section shall be effective January 1, 2021.

ADOPTED by the Governing Body and approved by the mayor, this 4th¹ day of January, 2021.

Mayor

ATTEST:

Connie Marquez, City Clerk



Memorandum

To: Nick Hernandez, City Manager and City Commissioners

From: Nicole May, Finance Director

Date: December 30, 2020

Subject: Resolution 2021-02

Agenda Item: Ordinances and Resolutions

Recommendation: I recommend the approval of Resolution No. 2021-02.

Background: In prior years, the City's financial statements have been issued on the GAAP basis of accounting. The GAAP basis financial statements are very hard to read and understand for those who do not have a finance or accounting background. In the State of Kansas, it is also permissible to issue financial statements on the KMAAG or cash basis of accounting. The financial statement and schedules required by KMAAG are much easier to read and understand for those who do not have a finance or accounting background. Switching to the KMAAG audit will allow the general public to be able to understand the City's financial statement and therefore the City will be more transparent.

Justification: The KMAAG audit will be much easier for commissioners and the general public to understand. The KMAAG financial statement and schedules are much easier to read. Due to the simplicity of the KMAAG financial statement and schedules, it will be much easier to be transparent with the community.

Financial Considerations: In subsequent years, this will decrease our audit fee.

Legal Considerations: None

Attachments: Resolution

RESOLUTION NO. 2021-02

A RESOLUTION OF THE CITY OF DODGE CITY, KANSAS, AUTHORIZING THE PREPARATION OF FINANCIAL STATEMENTS AND FINANCIAL REPORTS ON THE BASIS OF CASH RECEIPTS AND DISBURSEMENTS.

WHEREAS, the City of Dodge City, Kansas, has determined that the financial statements and financial reports for the year ended December 31, 2020 to be prepared in conformity with the requirements of K.S.A. 75-1120a(a) are not relevant to the requirements of the cash basis and budget laws of this state and are of no significant value to the City Commission or the members of the general public of the City of Dodge City and

WHEREAS, there are no revenue bond ordinances or resolutions or other ordinances or resolutions of the municipality which require financial statements and financial reports to be prepared in conformity with K.S.A. 75-1120a(a) for the year ended December 31, 2020.

NOW, THEREFORE BE IT RESOLVED, by the City Commission of the City of Dodge City, Kansas, in regular meeting duly assembled this 4th day of January, 2021 that the City Commission waives the requirements of K.S.A. 75-1120a(a) as they apply to the City of Dodge City for the year ended December 31, 2020.

BE IT FURTHER RESOLVED that the City Commission shall cause the financial statements and financial reports of the City of Dodge City to be prepared on the basis of cash receipts and disbursements as adjusted to show compliance with the cash basis and budget laws of this State.

ADOPTED by the Governing Body and approved by the mayor, this 4th day of January, 2021.

Mayor

ATTEST:

Connie Marquez, City Clerk



Memorandum

To: Nick Hernandez, City Manager and City Commissioners
From: Nicole May, Finance Director
Date: December 30, 2020
Subject: Utility Rates
Agenda Item: Unfinished business

Recommendation: I recommend the approval of: Resolution No. 2020-32, setting fees for solid waste collection for the City of Dodge City.

Background: In March of 1992, the City Commission adopted Ordinance No. 2997 that sets forth an annual review of utility rates. Rates for utility service are set by the City Commission through adoption of the appropriate ordinance. City Code requires the commission to review rates annually to ensure adequate income is received to cover operational maintenance, capital and debt requirements. In prior years, the recycling fee was combined with the sanitation fee and only charged to those customers who had sanitation service. Due to the construction of the new CREW building and the increase in use of recycling service by businesses, the Recycling fee will now be a separate fee and charged to all utility customers, residential and business. Utility rates are normally increased earlier in the year, but due to the COVID pandemic rates were not increased at the normal time. For 2021, utility rates will be evaluated in June and for 2022 we plan to go back to evaluating rates in March.

Justification: The fee increases are part of an annual review of the fees to ensure adequate income is received to cover the costs of operation, capital and debt.

Financial Considerations: As the operational costs increase, the fees will keep pace to cover the costs of operations, debt payments and capital costs. We continue to make sure the sanitation revenues are adequate to cover future debt payments.

Purpose/Mission: Allowing continued and on-going improvements to the City's utility infrastructure.

Legal Considerations: None

Attachments: Resolution

RESOLUTION NO. 2020-32

**A RESOLUTION ESTABLISHING FEES AND RATES FOR SOLID WASTE
COLLECTION SERVICE IN THE CITY OF DODGE CITY**

WHEREAS, for the peace, health, safety, and welfare of the citizens of Dodge City, it is deemed necessary for the City to provide Solid Waste Collection service to its citizens; and

WHEREAS, such Solid Waste Collection services includes both scheduled and non-scheduled garbage, refuse and trash pickup and disposal, and;

WHEREAS, because of current Ford County Landfill regulations, yard waste must be separated from municipal solid waste, now requiring the City to make separate collections, and;

WHEREAS, it is necessary for each and every citizen of the City of Dodge City to pay a fair and equitable share of the cost of this Solid Waste Collection Service.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Dodge City, Kansas:

Section 1: REPEAL: Resolution 2019-06; adopted on the 4th day of March, 2019, is hereby repealed.

Section 2: SERVICE TO DWELLINGS:

2.1 Dwellings shall include all single family residences, duplexes, or two family dwellings. Fees for dwellings shall be \$18.50 per month per dwelling.

2.2 Multiple family dwellings shall be all residential buildings, except hotels or motels, having three (3) or more separate living units. Fees for multiple family dwellings shall be \$18.50 for the first dwelling unit and \$12.48 for each additional dwelling unit.

2.3 Special fees. In addition to the base rates provided herein above, special fees shall be charged in those cases where the Sanitation Department personnel shall be required to collect such items as refrigerators, stoves, furniture, etc., and large accumulations of trash or metal. In addition, trash placed by either the poly-kart or dumpster will also be subject to an additional charge.

2.4 Commercial rate. The commercial rate will apply to landlords, contractors, or any other type of business that would require pick up of large accumulations of trash

Special fees for some items are as follows:

| ITEM | FEE |
|---|--|
| Refrigerators | \$5.00 plus any fee for disposal of compressor or refrigerant |
| Freezers | \$5.00 plus any fee for disposal of compressor or refrigerant |
| Air Conditioners | \$5.00 plus any fee for disposal of compressor or refrigerant |
| Stoves, dishwashers or other white goods | \$5.00 per item |
| Metal goods | \$5.00 per item |
| Furniture, mattresses, carpet, or other large household items | \$5.00 per item |
| Bagged or loose trash not in poly-kart or dumpster | \$2.50 per bag |
| Should there be more than three (3) items placed at curb for special pickup, these items will be considered as a bulky accumulation and subject to that charge. | |
| Trees and other large brush accumulations and other bulky large accumulations | Minimum of \$25.00 per load plus \$12.50 per hour plus landfill charges |
| Tree piles and other bulky items picked up by hand. (Alley Cleanup or Curbside) | Minimum \$12.50 up to 30 minutes additional \$25.00 for over 30 minutes. Landfill fees could also apply in some situations. |
| Late Pickup | A \$5.00 charge for pickup of items and karts not placed at the curb on the scheduled pick up day. |
| Roll Off Containers (residential use) | \$50.00 set fee plus landfill charges. Maximum use time five working days from set date. Set fees and landfill fees apply to every time the container is dumped. |
| Commercial Rates as follows: | |
| Roll Off Containers (commercial use) | \$100.00 set fee plus landfill charges Maximum use time five working days from set date. Set fees and landfill fees apply to every time the container is dumped. |
| Large accumulations of brush, loose or bagged household trash, and other bulky large accumulations | \$40.00 per load plus \$25.00 per hour plus landfill fees |
| Special Cleanup Fee | \$100.00 per hour equipment fee plus \$25.00 per hour staff fee plus landfill charges and any other costs associated to the cleanup |

Section 3. SERVICE TO HOME OCCUPATIONS

Home occupations and similar activities, but not including child care facilities shall pay \$18.50 per month fee for the residence and shall also pay an additional \$18.50 per month fee for service to the home occupation.

Section 4. SPECIAL CONDITIONS

Any special conditions not included in the above rate schedule shall be determined by the Director of Public Works, subject to the approval of the Governing Body.

Section 5. DOWNTOWN SANITATION DISTRICT #1

Downtown Sanitation District #1 is defined as all commercial and or residential dwellings between the streets of 3rd Ave and Central Ave between Wyatt Earp Blvd. and Vine Streets. Any occupant of a commercial or residential dwelling that cannot provide proof of Solid Waste Collection services by any sanitation service provider whether commercial or residential shall be placed on the City of Dodge City Solid Waste Collection services. The occupant shall pay \$18.50 per month per dwelling.

Section 6. YARD WASTE

As the Ford County Landfill requires that all yard wastes be separated from solid waste and that all yard wastes cannot be bagged, the City of Dodge City requires all residents desiring to have their yard waste disposed of by the City shall rent a container, provided by the City, for a cost of \$3.00 per month. Residents may dispose of yard waste by bagging the waste. Bags may not weigh more than 40 lbs. when full. Crews will pick up the bags for \$1.00 per bag.

Section 7. RECYCLING FEE

A fee of \$2.50 per month will be charged to all utility customers, business and residential, for recycling and the handling and disposing of household hazardous wastes.

Section 8. EFFECTIVE DATE: The rates specified hereinabove shall be come effective during the month of January, 2021 as appropriate and upon its adoption by the City Commission and publication in the official City newspaper.

PASSED BY THE GOVERNING BODY OF THE CITY OF DODGE CITY, KANSAS, the 4th day of January, 2021.

Mayor

ATTEST:

Connie Marquez, City Clerk



Memorandum

To: Nick Hernandez, City Manager and City Commissioners
From: Nathan Littrell, Planning & Zoning Administrator
Date: January 4, 2021
Subject: Summerlon Addition Phase VI Replat
Agenda Item: New Business

Recommendation: The Planning Commission reviewed and recommended approval of this plat on December 7, 2020. It is also City staff's recommendation to approve this plat.

Background: The applicant wishes to replat this area to shift the lot line that runs east-west, north 3 feet. The applicant wanted to replat it instead of doing a boundary adjustment.

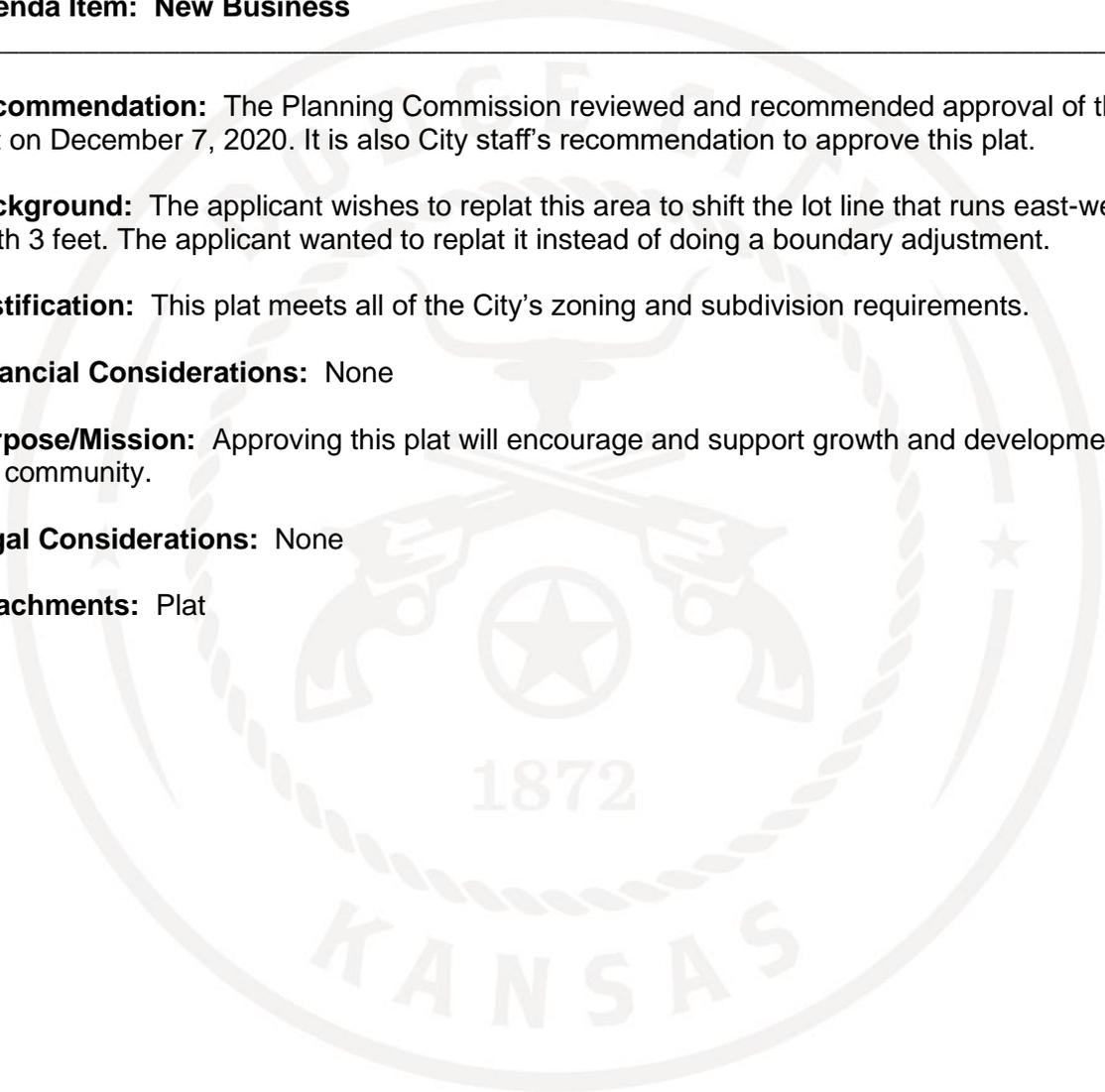
Justification: This plat meets all of the City's zoning and subdivision requirements.

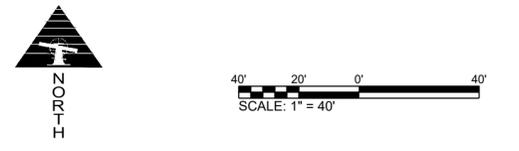
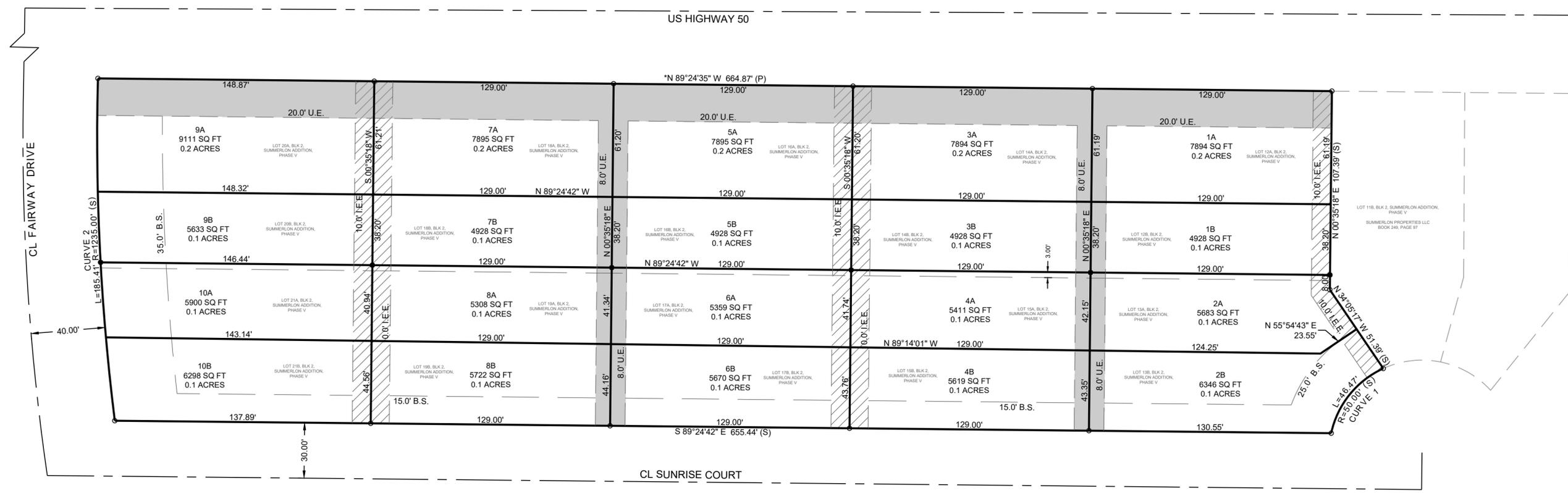
Financial Considerations: None

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

Legal Considerations: None

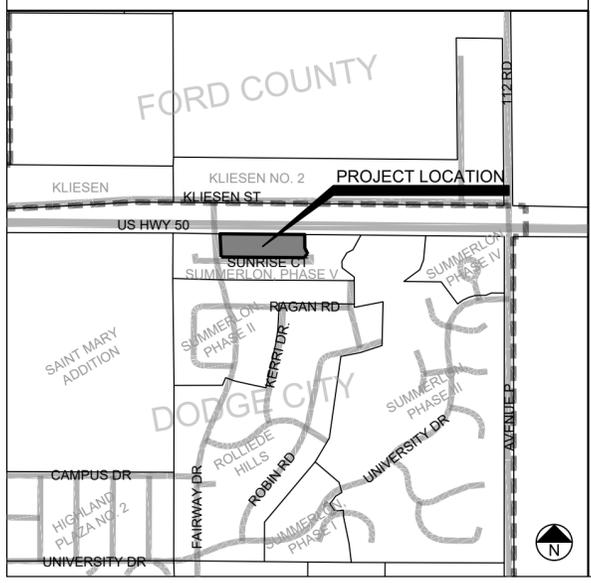
Attachments: Plat





| CURVE DATA | | | | | | |
|------------|---------|--------|--------|-----------|---------|---------------|
| NO. | RADIUS | ARC | CHORD | DELTA | TANGENT | BEARING |
| 1 | 50.00 | 46.47 | 44.82 | 53°15'01" | 25.07 | S 38°45'13" W |
| 2 | 1235.00 | 185.41 | 185.24 | 08°36'06" | 92.88 | N 88°30'29" W |

**VICINITY MAP
(NOT TO SCALE)**



Replat of Summerlon Addition, Phase VI Closure Table

| Point ID | Ang Rt | Bearing | Distance | Point ID | Northing | Easting |
|---|-------------------------|-------------|-------------|---------------------|------------|-----------|
| 1 | S 00°35'18"W | | 107.39 | 2 | 1721355.73 | 878342.51 |
| 2 | 214°40'35" S 34°05'17"E | | 51.39 | 3 | 1721313.17 | 878371.31 |
| CURVE DEF: Arc | | | | | | |
| RAD: | 50.00 | LEN: 46.47 | TAN: 25.07 | CURVE DIR: CCW | | |
| CHORD: | 44.82 | MO: 5.30 | EXT: 5.93 | CEN. ANG: 53°15'01" | | |
| SEG: | 160 | TRI: 1002 | SEC: 1162 | DEGREE: 114°35'30" | | |
| 3 | 170°32'00" S 24°37'17"E | | 50.00 | 4 | 1721267.71 | 878392.14 |
| 4 | 53°15'01" N 77°52'18"W | | 50.00 | 5 | 1721278.21 | 878343.26 |
| 5 | 310°09'30" S 38°45'13"W | | 44.82 | 6 | 1721278.21 | 878343.26 |
| 6 | 128°09'55" N 89°24'42"W | | 655.44 | 7 | 1721284.94 | 877687.85 |
| CURVE DEF: Arc | | | | | | |
| RAD: | 1235.00 | LEN: 185.41 | TAN: 92.88 | CURVE DIR: CW | | |
| CHORD: | 185.24 | MO: 3.48 | EXT: 3.49 | CEN. ANG: 8°36'06" | | |
| SEG: | 430 | TRI: 114061 | SEC: 114490 | DEGREE: 4°38'22" | | |
| 7 | 7°41'54" N 82°53'24"E | | 1235.00 | 8 | 1721437.81 | 878913.35 |
| 8 | 351°23'54" N 88°30'29"W | | 1235.00 | 9 | 1721469.96 | 877678.77 |
| 9 | 93°23'51" N 02°48'33"W | | 185.24 | 10 | 1721469.96 | 877678.77 |
| 10 | 86°36'01" S 89°24'34"E | | 664.87 | 1 | 1721463.11 | 878343.61 |
| 11 | 90°00'08" | | | | | |
| Perimeter: 1710.97 Cumulative Perimeter: 1710.97 | | | | | | |
| Approx: Sq. Feet: 123351 Acres: 2.8 | | | | | | |
| Approx: Total - Sq. Feet: 123351 Acres: 2.8 | | | | | | |
| Correct Ending Coordinates, North: 1721463.11 East: 878343.61 | | | | | | |
| Ending Coordinates, North: 1721463.11 East: 878343.61 | | | | | | |
| Error, N: -0.00 E: -0.01 Total: 0.01 Brg: N 68°39'49"E | | | | | | |
| Distance Traversed: 1709.14 Closure: 278291 | | | | | | |

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

No gaps or overlaps exist.
There are no lines of possession that affect this survey.
Parent Tract is recorded in Book 249, Page 95, Register of Deeds Office, Ford County, Kansas.

There are no buildings on the subject property.
All building setback requirements shall be determined by the zoning district, unless otherwise noted.

FLOODPLAIN NOTE:
Flood Zone X, an area determined to be outside the 0.2% annual chance floodplain, FEMA FIRM (Flood Insurance Rate Map) Community Panel Number 20057C0194E, Effective Date, September 25, 2009.

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

INGRESS/EGRESS EASEMENT NOTE:
The ingress/egress easements depicted herein are granted to allow the City of Dodge City and other governments with public utilities the right to travel across the described easement property with all equipment, including heavy machinery and earthmoving machines, which may be convenient or necessary for the City and other governments with public utilities to install and/or maintain public infrastructure and/or drainage ways. These easements are granted by the owners of the property subject to this plat in exchange for facilitating the City's assistance with said property owners' responsibilities under Kansas law and the Code of Ordinances, City of Dodge City, Kansas to maintain drainage ways free of obstructions and other installations which alter the course and/or intensity of the flow of water and/or change the drainage burdens experienced by owners of property upstream and/or downstream. These easements are also granted to provide the City of Dodge City and other governments with public utilities the ability to safely and effectively access public utility and/or drainage easements. The owners of the property subject to this plat understand, agree and acknowledge that while they are allowed to take steps to exclude members of the general public from using or traveling upon these ingress/egress easements, any fences, other barriers, dirt work, retaining walls, improvements or installations of any kind which are erected within and which are not completely removed from the easement area by said property owners immediately upon request by the City of Dodge City or another government are absolutely subject to removal, damage and destruction by the City or another government without compensation or consideration of any kind. A private utility may only use these ingress/egress easements if such private utility obtains written permission from the City of Dodge City in advance of such use.

LEGEND

- Monument Found (1/2" Rebar),
Origin: Summerlon Addition, Phase V
- 1/2"x24" Rebar w/CLS66 Cap Set
- * Assumed Bearing
- (P) Plat Dimension
- (S) Surveyed Dimension
- B.S. Building Setback
- I.E.E. Ingress/Egress Easement
- Ingress/Egress Easement Hatch
- U.E. Existing Utility Easement
- Existing Utility Easement Hatch
- Abandoned Lotline

**Final Plat
SUMMERLON ADDITION,
PHASE VI**
A Re-Plat of Part of Summerlon Addition, Phase V,
to the City of Dodge City, Ford County, Kansas

**SMH
CONSULTANTS**

Civil Engineering • Land Surveying • Landscape Architecture
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Manhattan, KS - HQ P: (785) 776-0541 • Dodge City, KS P: (620) 255-1952
Overland Park, KS P: (913) 444-9615 • Colorado Springs, CO P: (719) 465-2145

Drawn By: JGW Project #1912DG1348 DD #TDS83
NOVEMBER 2020

OWNERS CERTIFICATE:

THE UNDERSIGNED, MAX A. JANTZ TRUST NO. 1, HEREBY CERTIFIES THAT THEY ARE A MEMBER OF KANSAS BUILDERS,LLC, A KANSAS CORPORATION, AND IS DULY AUTHORIZED AS AN AGENT FOR KANSAS BUILDERS,LLC, AND HAS CAUSED TO BE LAID OUT AND PLATTED A TRACT OF LAND TO BE CALLED "REPLAT OF SUMMERLON ADDITION, PHASE VI" AN ADDITION TO THE CITY OF DODGE CITY, FORD COUNTY, KANSAS, WHICH INCLUDES PORTIONS OF THE FOLLOWING:

Lots Fourteen (14) A&B, Fifteen (15) A&B, Sixteen (16) A&B, Seventeen (17) A&B, Eighteen (18), A&B, Nineteen (19), A&B, Twenty (20) A&B and Twenty-one (21) A&B, Final Plat of Replat of Summerlon Addition, Phase V, City of Dodge City, Ford County, Kansas, according to the recorded Plat thereof.

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

MAX A. JANTZ TRUST NO. 1

MAX A. JANTZ TRUST NO. 1

DATE

MAX A JANTZ

STATE OF KANSAS)
COUNTY OF FORD) SS

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

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

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

DODGE CITY PLANNING COMMISSION:

THIS PLAT OF "REPLAT OF SUMMERLON ADDITION, PHASE VI" HAS BEEN SUBMITTED TO AND APPROVED BY THE DODGE CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2020.

CHAIRMAN, TOM TAYLOR

SECRETARY, NATHAN LITRELL

REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS)
COUNTY OF FORD)

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF FORD COUNTY REGISTER OF DEEDS ON THIS _____ DAY OF _____, 2020 IN PLAT BOOK _____, PAGE _____, AND IS DULY RECORDED.

BRENDA POGUE, FORD COUNTY REGISTER OF DEEDS

TRANSFER RECORD CERTIFICATE:

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS ENTERED INTO THE TRANSFER RECORD ON THIS _____ DAY OF _____, 2020.

DEBBIE COX, FORD COUNTY CLERK

SURVEYOR:

SMH Consultants
Tim Sloan, P.S., President
2017 Vanesta Place, Suite 110,
Manhattan, KS 66503
PH: 785-776-0541
707 3rd Avenue, Suite A,
Dodge City, Kansas 67801
PH: 620-255-1952

OWNER and SUB-DIVIDER:

Capitol Development LLC.

OWNERS CERTIFICATE:

THE UNDERSIGNED, CAPITOL DEVELOPMENT LLC., HEREBY CERTIFIES THAT THEY ARE A MEMBER OF KANSAS BUILDERS,LLC, A KANSAS CORPORATION, AND IS DULY AUTHORIZED AS AN AGENT FOR KANSAS BUILDERS,LLC, AND HAS CAUSED TO BE LAID OUT AND PLATTED A TRACT OF LAND TO BE CALLED "REPLAT OF SUMMERLON ADDITION, PHASE VI" AN ADDITION TO THE CITY OF DODGE CITY, FORD COUNTY, KANSAS, WHICH INCLUDES PORTIONS OF THE FOLLOWING:

Lots 12 A&B, 13 A&B, of Block 2, Replat of Summerlon Addition, Phase V, City of Dodge City, Ford County, Kansas.

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

CAPITOL DEVELOPMENT LLC.

CAPITOL DEVELOPMENT LLC.

DATE

HUMBERT R MARBOEUF

STATE OF KANSAS)
COUNTY OF FORD) SS

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

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

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

CITY APPROVAL

STATE OF KANSAS)
CITY OF DODGE CITY) SS

THE ABOVE AND FOREGOING DOCUMENT KNOWN AS "REPLAT OF SUMMERLON ADDITION, PHASE VI" TO THE CITY OF DODGE CITY, FORD COUNTY, KANSAS, HAVING BEEN SUBMITTED TO THE GOVERNING BODY OF THE CITY OF DODGE CITY, FORD COUNTY, KANSAS AT THE REGULAR MEETING HELD ON THE _____ DAY OF _____, 2020, HAS BEEN EXAMINED AND CONSIDERED AND THE SAME IS HEREBY APPROVED THIS _____ DAY OF _____, 2020.

THE CITY OF DODGE CITY, KANSAS

JOYCE WARSHAW, MAYOR

CONNIE MARQUEZ, CITY CLERK

CERTIFICATION BY REVIEW SURVEYOR

STATE OF KANSAS)
COUNTY OF FORD) SS

THIS PLAT HAS BEEN EXAMINED THIS _____ DAY OF _____, 2020 FOR COMPLIANCE WITH THE REQUIREMENTS OF THE ACT CONCERNING LAND SURVEYS IN THE STATE OF KANSAS, K.S.A. 58-2005.

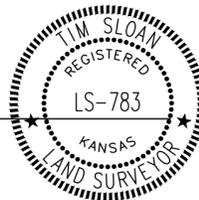
BENJAMIN A. RUMBAUGH, COUNTY SURVEYOR, FORD COUNTY, KANSAS

SURVEYOR CERTIFICATE:

I, TIM SLOAN, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM, BY PROFESSION, A LAND SURVEYOR, AND THAT THE RE-PLAT OF "REPLAT OF SUMMERLON ADDITION, PHASE VI", AN ADDITION TO THE CITY OF DODGE CITY, FORD COUNTY, KANSAS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE _____ DAY OF _____, 2020, AND THAT ALL MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. THIS SURVEY MEETS THE KANSAS MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING OF A TRACT OF LAND WHICH INCLUDES PORTIONS OF THE FOLLOWING:

LOTS 12A, 12B - 21A, 21B OF BLOCK TWO, REPLAT OF SUMMERLON, PHASE V, CITY OF DODGE CITY, FORD COUNTY, KANSAS

TIM SLOAN, P.S.
PRESIDENT



Final Plat
**SUMMERLON ADDITION,
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Drawn By: JGW Project #1912DG1348 DD #TDS83

NOVEMBER 2020