

CITY COMMISSION MEETING AGENDA

City Hall Commission Chambers

Tuesday, January 18, 2022

7:00 p.m.

MEETING #5203

Public is welcome although seats are limited for social distancing; or you can view as follows:

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.

The meeting will be archived on both sites to be viewed after the live video has ended.

CALL TO ORDER

ROLL CALL

INVOCATION BY Pastor Dusty Cookson of First Christian Church

PLEDGE OF ALLEGIANCE

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).

Victory Electric Representative

CONSENT CALENDAR

1. Approval of City Commission Meeting Minutes, January 4, 2022.
2. Appropriation Ordinance No.2, January 18, 2022.
3. Cereal Malt Beverage License:
 - a. Casa Alvarez, 1701 W. Wyatt Earp Blvd.
 - b. Taylors Road House, 2305 W. Wyatt Earp Blvd.
4. Approve Change Order #3 for Fairway Dr. Reconstruction.

ORDINANCES & RESOLUTIONS

Ordinance No. 3768: An Ordinance Annexing to the City of Dodge City the Described Property in Accordance with K.S.A. 12-520 and all Amendments Thereto. Report by Planning & Zoning Administrator Nathan Littrell.

Charter Ordinance No. 42: A Charter Ordinance exempting the City of Dodge City, Kansas from the provisions of K.S.A. 12-1651, et. Seq., providing substitute and additional provisions which relate to the naming of an official city newspaper. Report by Finance Director, Nicole May.

Resolution 2022-02: A Resolution Making Certain Findings and Determinations as to the Need for Housing Within the City of Dodge City, Kansas and Setting Forth the Legal Description of Real Property Proposed to be Designed as a Rural Housing Incentive District Within the City. Report by Assistant Director of Dodge City/Ford County Development Corporation, Mollea Wainscott.

Resolution 2022-03: A Resolution Changing the official signers on an account at the designated depository for city funds, Fidelity State Bank. Report by Finance Director, Nicole May.

Resolution 2022-04: A Resolution Changing the official signers on an account at the designated depository for city funds, Landmark National Bank. Report by Finance Director, Nicole May.

Resolution 2022-05: A Resolution Changing the official signers on an account at the designated depository for city funds, Bank of the West. Report by Finance Director, Nicole May.

UNFINISHED BUSINESS

NEW BUSINESS

1. Approval of the 2022 Community Facility Advisory Board Organizational Funding Requests. Report by Assistant City Manager/Public Affairs, Melissa McCoy.
2. Approval of Blue Beacon Addition Plat. Planning & Zoning Administrator, Nathan Littrell.
3. Approval of the Installation Playset for Chilton Park. Daniel Cecil, Parks and Facilities Director

OTHER BUSINESS

STAFF REPORTS

ADJOURNMENT

CITY COMMISSION MEETING MINUTES

City Hall Commission Chambers

Tuesday, January 4, 2022

7:00 p.m.

MEETING #5202

Public is welcome although seats are limited for social distancing; or you can view as follows:

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.

The meeting will be archived on both sites to be viewed after the live video has ended.

CALL TO ORDER

ROLL CALL Mayor Rick Sowers, Commissioners Kent Smoll, Brian Delzeit, Blanca Soto, Joseph Nuci.

INSTALLATION OF ELECTED CITY COMMISSIONERS

Michael Burns and Chuck Taylor were sworn in as New City Commissioners. Joseph Nuci was sworn in as a returning City Commissioner.

ROLL CALL: **Mayor** Rick Sowers, Commissioners Kent Smoll, Michael Burns, Chuck Taylor, Joseph Nuci.

ELECTION OF MAYOR AND VICE MAYOR

Commissioner Michael Burns moved to nominate Kent Smoll as Mayor. Commissioners voted 4 – 1 with Kent Smoll not voting. Kent Smoll voted in as Mayor. Commissioner Rick Sower moved to nominate Commissioner Michael Burns as Vice Mayor, Commissioner Chuck Taylor moved to nominate Joseph Nuci as Vice Mayor. Commissioners voted with Commissioners Kent Smoll, Michael Burns Rick Sowers voting for Michael Burns and Commissioners Joseph Nuci and Chuck Taylor voting for Joseph Nuci. Michael Burns was voted in as Vice Mayor.

INVOCATION by Pastor Steve Ormord of First Baptist Church

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Commissioner Rick Sowers moved to approve the agenda as presented. Commissioner Joseph Nuci seconded the motion. The motion carried unanimously.

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 20, 2021.
2. Approval of Special City Commission Meeting Minutes, December 30, 2021.
3. Appropriation Ordinance No.1, January 4, 2022.
4. Cereal Malt Beverage License:
 - a. Walgreens #07817, 1801 N. 14th Avenue.
5. Approval of Change Order #2 for Fairway Drive Reconstruction.

Commissioner Joseph Nuci made a motion to approve the consent calendar as presented. Commissioner Michael Burns seconded the motion. The motion carried unanimously.

ORDINANCES & RESOLUTIONS

Resolution No. 2022-01: 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 was approved by Commissioner Michael Burns. Commissioner Chuck Taylor seconded the motion. The motion carried unanimously.

UNFINISHED BUSINESS

NEW BUSINESS

1. Commissioner Kent Smoll made a motion to approve the bid from White Star in the amount of \$60,900 for a Skid Steer for the Parks Department. Commissioner Rick Sowers seconded the motion. The motion carried unanimously.
2. Commissioner Rick Sowers made a motion to approve UCI of Wichita, Kansas as the Design Build Contractor for the south wastewater treatment plant expansion. Commissioner Michael Burns seconded the motion. the motion carried unanimously.
3. Commissioner Joseph Nuci made a motion to approve the submission of an EDA Grant local match grant letter and application for the American Rescue Plan Act (ARPA) economic adjustment assistance program in the amount of \$8,955,906 for the expansion of the south wastewater treatment plant. Commissioner Joseph Nuci seconded the motion. The motion carried unanimously.
4. Commissioner Joseph Nuci moved to approve the submission of an EDA Competitive Tourism Grant Match Letter and Application for the City of Dodge City's request for funds from the American Rescue Plan Act (ARPA) Travel, Tourism, Outdoor Recreation (ARPA, Tourism) Program for the Downtown Streetscape Program. Commissioner Rick Sowers seconded the motion. The motion carried 4 - 0.

OTHER BUSINESS

STAFF REPORTS

ADJOURNMENT

Commissioner Michael Burns made a motion to adjourn the meeting. Commissioner Rick Sowers seconded the motion. The motion carried unanimously.

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 Kansas

SECTION 1 - LICENSE TYPE		
Check One: <input type="checkbox"/> New License <input checked="" type="checkbox"/> Renew License <input type="checkbox"/> Special Event Permit		
Check One: <input checked="" type="checkbox"/> License to sell cereal malt beverages for consumption on the premises. <input type="checkbox"/> License to sell cereal malt beverages in original and unopened containers and not for consumption on the licenses premises.		
SECTION 2 - APPLICANT INFORMATION		
Kansas Sales Tax Registration Number (required): <u>004-K13315326-F01</u>		
I have registered as an Alcohol Dealer with the TTB. <input checked="" type="checkbox"/> Yes (required for new application)		
Name <u>Rocio Alvarez</u>	Phone No. <u>620 339 1569</u>	Date of Birth <u>5-10-1960</u>
Residence Street Address <u>1204 Shira St.</u>	City <u>Dodge City KS.</u>	Zip Code <u>67801</u>
Applicant Spousal Information		
Spouse Name	Phone No.	Date of Birth
Residence Street Address	City	Zip Code
SECTION 3 - LICENSED PREMISE		
Licensed Premise (Business Location or Location of Special Event)		Mailing Address (If different from business address)
DBA Name <u>Casa Alvarez</u>		Name
Business Location Address <u>1701 W. Wyatt Farm Blvd</u>		Address
City <u>Dodge City</u> State <u>KS</u> Zip <u>67801</u>	City	State Zip
Business Phone No. <u>620 225-7164</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>Rocio Alvarez</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>40</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 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 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: <input type="checkbox"/> New License <input checked="" type="checkbox"/> Renew License <input type="checkbox"/> Special Event Permit			
Check One:			
<input type="checkbox"/> License to sell cereal malt beverages for consumption on the premises.			
<input checked="" type="checkbox"/> License to sell cereal malt beverages in original and unopened containers and not for consumption on the licenses premises.			
SECTION 2 – APPLICANT INFORMATION			
Kansas Sales Tax Registration Number (required): 004-46166076F01			
I have registered as an Alcohol Dealer with the TTB. <input type="checkbox"/> Yes (required for new application)			
Name Chuck R Taylor	Phone No. 620-338-3881	Date of Birth 08/01/1964	
Residence Street Address 111 McCaustland #2	City Dodge City KS	Zip Code 67801	
Applicant Spousal Information			
Spouse Name	Phone No.	Date of Birth	
Residence Street Address	City	Zip Code	
SECTION 3 – LICENSED PREMISE			
Licensed Premise (Business Location or Location of Special Event)		Mailing Address (If different from business address)	
DBA Name Taylor's Roadhouse		Name Chuck Taylor	
Business Location Address 2305 W Wyatt Earp		Address P.O. Box 1623	
City Dodge City	State KS	City Dodge City	State KS
Zip 67801	Zip 67801	Zip 67801	
Business Phone No. 620-371-6866		<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 <u>47</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 <input checked="" type="checkbox"/> No	
My spouse has previously held a CMB license.		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
My spouse has never been convicted of one of the crimes mentioned above while licensed.		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	



Memorandum

To: Nick Hernandez, City Manager and City Commissioners
From: Ray Slattery, PE, Director of Engineering Services
Date: January 18, 2022
Subject: Change Order #3, Fairway Dr. Reconstruction, ST 2110
Agenda Item: Consent Calendar

Recommendation: Approve Change Order #3 for Fairway Dr. Reconstruction for an increase in the amount of \$5,751.25.

Background: At the August 2, 2021 Commission Meeting, the Commission awarded the reconstruction of Fairway Dr. to Building Solutions. As the project finishes, the following items are needing adjustment:

Since additional work was required to remove the existing concrete pavement on the portion of the project that was extended into the south leg of the University Dr. intersection; Unclassified Excavation (deletion 125 SY) was removed and Remove 7" Concrete (1125 SF) was added to the project.

The final number for the Removal/Replacement of Curb & Gutter added to the project totaled 221 LF, an increase of 95 LF from Change Order #2.

Justification: This change order included items that were required to finish and finalize the project and zero out the quantities.

Financial Considerations: Change Order #3 is for an increase of \$5,751.25. Funding will be from GOB.

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

Legal Considerations: By approving the Change Order from Building Solutions, LLC, the contract dollar amount will be amended.

Attachments: Change Order #3

CITY OF DODGE CITY

Change Order

CONTRACT FOR: Fairway Dr. Reconstruction (Comanche St. to University Dr.)

PROJECT NUMBER: ST 2110

CONTRACTOR: Building Solutions, LLC

REQUEST NUMBER: 3

ITEM DESCRIPTION	UNIT	CONTRACT OR PREVIOUS QUANTITY	ADJUSTED QUANTITY	AMOUNT OF OVERRUN OR UNDERRUN	CONTRACT UNIT PRICE	NEW UNIT PRICE	DOLLAR AMOUNT OF CHANGE
Unclassified Excavation	S.Y.	9849	9724	-125	\$ 5.75		\$ (718.75)
Remove/Replace Curb & Gutter	L.F.	126	221	95		\$ 38.50	\$ 3,657.50
Remove 7" Concrete at Univeristy Dr. Intersection	S.F.	0	1125	1125		\$ 2.50	\$ 2,812.50
						NET INCREASE	\$ 5,751.25

RECOMMENDED FOR APPROVAL:

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

Ray Slattery, P.E.
Director of Engineering Services

Contractor: Building Solutions, LLC

Connie Marquez, City Clerk

Mayor or City Manager

By: _____



Memorandum

To: Nick Hernandez, City Manager and City Commissioners
From: Nathan Littrell, Planning & Zoning Administrator
Date: January 18, 2022
Subject: Annexation of Property
Agenda Item: Ordinance No. 3768

Recommendation: It is City staff's recommendation to approve this annexation.

Background: The owner of the property submitted a petition for annexation into the City. The property is platted and adjoins the existing City boundary, meeting Kansas statute K.S.A. 12-520 requirements for unilateral annexation and bypassing the need for resolution, public hearing or notice. The owner of the property plans to development this property for residential housing.

Justification: The property owner wishes to develop this property into single-family housing, utilizing City services and utilities, as well as establishing a Rural Housing Incentive District (RHID). In order to do so, annexing this property into the City would be necessary. There are utilities accessible to this property. The default zoning for annexed properties is R-S Residential Suburban, so the property will likely need to be rezoned prior to development.

Financial Considerations: None

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

Legal Considerations: None

Attachments: Ordinance No. 3768, Map

ORDINANCE NO. 3768

AN ORDINANCE ANNEXING TO THE CITY OF DODGE CITY THE DESCRIBED PROPERTY, IN ACCORDANCE WITH K.S.A. 12-520 AND ALL AMENDMENTS THERETO.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF DODGE CIY, KANSAS:

SECTION 1: By the virtue of the authority granted by K.S.A. 12-520 and by one or more of the conditions listed therein being fulfilled, the following described real property located in Ford County, Kansas is hereby annexed to, and made part of the City of Dodge City:

A tract of land in Section 15, Township 26 South, Range 25 West of the Sixth Principal Meridian, Ford County, Kansas more particularly described as:

Lot One, Block Three, Church Subdivision, Ford County, KS. This tract contains 17.67 acres, more or less.

SECTION 2: The property will be designated R-S, Residential Suburban upon annexation.

SECTION 3: The City Clerk shall file a certified copy of this ordinance with the County Clerk and Register of Deeds of Ford County, pursuant to K.S.A 12-522.

SECTION 4: This ordinance shall take effect, from and following its publication in the official City paper, as provided by law.

PASSED BY THE CITY OF DODGE CITY GOVERNING BODY, IN REGULAR SESSION AND APPROVED BY THE MAYOR, THIS EIGHTEENTH DAY OF JANUARY, 2022.

KENT SMOLL, MAYOR

ATTEST:

CONNIE MARQUEZ, CITY CLERK

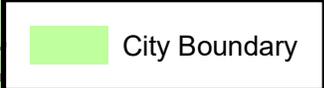
Proposed Annexation



N. 14th Ave.

W. Ross Blvd.

U.S. Hwy. 50



**BEFORE THE CITY COMMISSION OF THE CITY OF DODGE CITY, KANSAS
PETITION FOR ANNEXATION OF CERTAIN REAL ESTATE**

COMES NOW Sunview Development, LLC hereby petitions the City Commission of the City of Dodge, Kansas to annex into the City of Dodge City, Kansas certain real estate described below:

1. That I am the record owner of the following described real estate located in Ford County, Kansas: Lot One (1), Block Three (3), Church Subdivision, a subdivision of the Northeast Quarter (NE/4) of Section Fifteen (15), Township Twenty-six (26) South, Range Twenty-five (25) West of the 6th P.M., Ford County, Kansas, approximately 17.67 acres.
2. The above-described property adjoins the City of Dodge City.
3. That I respectfully request that the above-described real estate be annexed and incorporated to the City of Dodge City, Kansas, and do hereby consent to such annexation.

Respectfully submitted,


Jason Mauck (Member of Sunview Development, LLC)

STATE OF OKLAHOMA)

)SS

COUNTY OF MARSHALL

BE IT REMEMBERED, That on this 27th day of December 2021, before me, a notary public in and said county and state, came the above mentioned landowner to me personally known to be the persons who executed the foregoing instrument of writing, and who duly acknowledged the execution of same, in testimony whereof, I have set my hand and affixed my notarial seal the day and year above written.




Signature: Notary Public

Sabrina N. Kerbo
Print Name: Notary Public

My commission expires: August 16, 2024



Memorandum

To: Nick Hernandez, City Manager and City Commissioners

From: Nicole May, Finance Director

Date: January 12, 2022

Subject: Charter Ordinance No. 42

Agenda Item: Ordinances and Resolutions

Recommendation: I recommend the approval of Charter Ordinance No. 42.

Background: State statute requires that certain items of City business be published in the officially designated newspaper. Due to times changing, it is now allowable to designate the City's website as the official city newspaper. This Charter Ordinance is the first step in this process, a new resolution will need to be drafted designating the website.

Justification: Due to changing times, newspapers are not as widely read as they once were. Allowing items to be published on the City's web page instead of having to be published in the newspaper will also reduce publication expenses for the City.

Financial Considerations: None

Purpose/Mission: To promote open communications, honesty and integrity.

Legal Considerations: Charter Ordinance has been reviewed by City Attorney.

Attachments: Charter Ordinance 42

CHARTER ORDINANCE NO. 42

A Charter Ordinance exempting the City of Dodge City, Kansas from the provisions of K.S.A. 12-1651, et. seq., providing substitute and additional provisions which relate to the naming of an official city newspaper, and repealing any ordinance in conflict therewith:

BE IT ORDAINED BY THE CITY OF DODGE CITY, KANSAS as follows:

Section 1. The City of Dodge City, Kansas, by the power vested in it by Article 12, Section 5 of the Constitution of the State of Kansas, hereby elects to exempt itself and make inapplicable to it K.S.A. 12-1651, which applies to this city but does not apply uniformly to all cities.

Section 2. The governing body shall designate by authorizing, upon proper resolution, the City of Dodge City website, as the official city newspaper.

Section 3. This charter ordinance shall be published once each week for two consecutive weeks in the official city newspaper.

Section 4. This charter ordinance shall take effect 61 days after the final publication unless a sufficient petition for a referendum is filed, requiring a referendum to be held on the ordinance as provided by Article 12, Section 5, Subsection (c)(3) of the Constitution of the State of Kansas, in which case this charter ordinance shall become effective upon approval by the majority of the electors voting thereon.

Passed by the governing body, not less than two-thirds of the members-elect voting in favor thereof, this 18th day of January, 2022.

Mayor

Attest:

City Clerk



Memorandum

To: City Manager, City Commissioners
From: Mollea Wainscott, Assistant Director of Economic Development
Date: 01/19/22
Subject: RHID
Agenda Item: Resolution No. 2022-02

Recommendation: Staff recommends adoption of Resolution 2022-02, which permits the submittal of a proposed Rural Housing Incentive District (RHID) to the Kansas Secretary of Commerce for approval.

Background: In 2008, the City commissioned a Housing Needs Analysis, which reflected a critical shortage of housing available in the community. In 2009, the City Commission adopted a Resolution providing for several incentive programs in order to encourage housing development in the City. The RHID was identified as one of those programs. The program has captured the attention of several developers, locally and statewide. In 2018, the City commissioned another Housing Needs Analysis taking into consideration the progress that had developed since the 2008 Analysis. The latest Analysis continued to reflect a major shortage of housing. The establishment of this RHID will provide the incentive needed to entice developers to and in our community.

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

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

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

Legal Considerations: None

Attachments: Resolution No. 2022-02

RESOLUTION NO. 2022-02

A RESOLUTION MAKING CERTAIN FINDINGS AND DETERMINATIONS AS TO THE NEED FOR HOUSING WITHIN THE CITY OF DODGE CITY, KANSAS AND SETTING FORTH THE LEGAL DESCRIPTION OF REAL PROPERTY PROPOSED TO BE DESIGNATED AS A RURAL HOUSING INCENTIVE DISTRICT WITHIN THE CITY.

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

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

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

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

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

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

WHEREAS, the Governing Body of the City has performed a Housing Needs Analysis dated 2018 (the “Needs Analysis”), a copy of which is on file in the office of the City Clerk; and

WHEREAS, based on the Needs Analysis, the Governing Body of the City proposes to commence proceedings necessary to create a Rural Housing Incentive District, in accordance with the provisions of the Act.

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

Section 1. The Governing Body hereby adopts and incorporates by this reference as part of this Resolution the Needs Analysis, a copy of which is on file in the office of the City Clerk, and based on a review of said Needs Analysis makes the following findings and determinations.

Section 2. The Governing Body hereby finds and determines that there is a shortage of quality housing of various price ranges in the City despite the best efforts of public and private housing developers.

Section 3. The Governing Body hereby finds and determines that the shortage of quality housing can be expected to persist and that additional financial incentives are necessary in order to encourage the private sector to construct or renovate housing in the City.

Section 4. The Governing Body hereby finds and determines that the shortage of quality housing is a substantial deterrent to the future economic growth and development of the City.

Section 5. The Governing Body hereby finds and determines that the future economic well-being of the City depends on the Governing Body providing additional incentives for the construction or renovation of quality housing in the City.

Section 6. Based on the findings and determinations recited in *Sections 2* through *5* of this Resolution, the Governing Body proposes to establish a Rural Housing Incentive District pursuant to the Act, within boundaries of the real estate legally described in *Exhibit A-27*, attached hereto, and shown on the maps depicting the existing parcels of land contained in *Exhibit B-27*, attached hereto (the “District”).

Section 7. The City Clerk is hereby directed to publish this Resolution one time in the official City newspaper, and to send a certified copy of this Resolution to the Secretary of Commerce for the Secretary’s review and approval.

Section 8. This Resolution shall take effect after its adoption and publication once in the official City newspaper.

Approved this 18th day of January 2022 and signed by the Mayor.

Mayor

ATTEST:

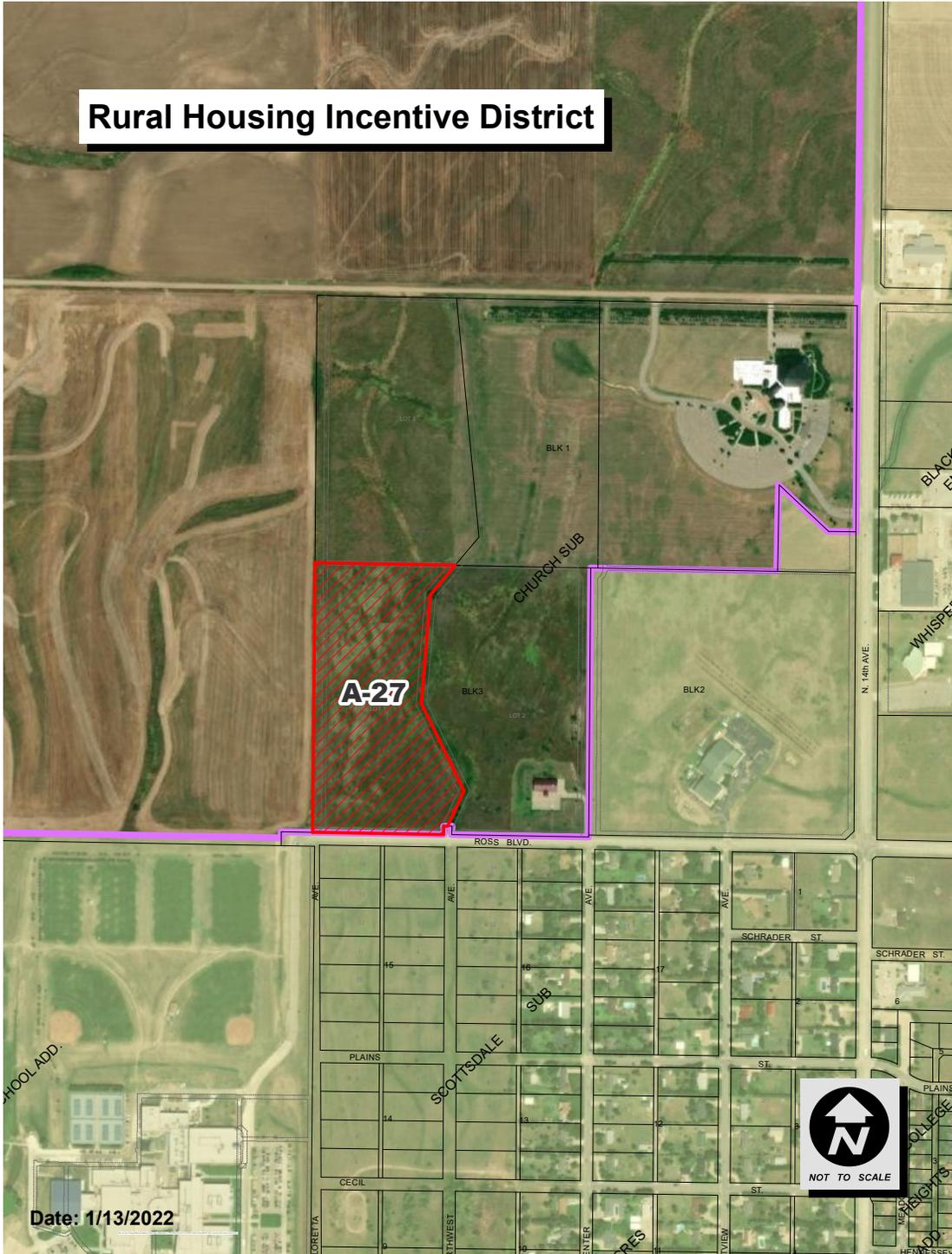
City Clerk

Resolution No. 2022-02
Exhibit A

A-27 Lot One (1), Block Three (3), Church Subdivision, a subdivision of the Northeast Quarter (NE/4) of Section Fifteen (15), Township Twenty-six (26) South, Range Twenty-five (25) West of the 6th P.M., Ford County, Kansas, approximately 17.67 acres.

Resolution No. 2022-02
Exhibit B-27

Rural Housing Incentive District





Memorandum

To: Nick Hernandez, City Manager and City Commissioners

From: Nicole May, Finance Director

Date: January 12, 2022

Subject: Resolutions 2022-03, 2022-04, and 2022-05

Agenda Item: Ordinances and Resolutions

Recommendation: I recommend the approval of Resolutions No. 2022-03, 2022-04 and 2022-05.

Background: The City currently uses Fidelity State Bank, Landmark National Bank and Bank of the West as depositories. We have renewed the signature cards for the City's accounts at these banks to delete Jennie Keller and add Hope Williams. The resolutions authorize Fidelity State Bank as the official depository and Landmark National Bank and Bank of the West as depositories. The resolutions also authorize all of the accounts that the City currently has at each bank.

Justification: It is required by the banks to have City Commission authorization via a Resolution of the City to add names to and reiterate the names currently authorized to sign on the accounts.

Financial Considerations: None

Purpose/Mission: To promote open communications, honesty and integrity.

Legal Considerations: None

Attachments: Resolutions 2022-03, 2022-04, and 2022-05

RESOLUTION NO. 2022-03

A RESOLUTION DESIGNATING THE FIDELITY STATE BANK AND TRUST COMPANY, DODGE CITY, KANSAS, AS AN OFFICIAL DEPOSITORY BANK, AND STATING THE OFFICIAL SIGNERS ON THE ACCOUNTS

WHEREAS, K.S.A. 9-1401 requires the Governing Body of the City of Dodge City designated by official action, the financial institutions which shall serve as depositories of City Funds;

AND WHEREAS, the Governing Body has voted to designate The Fidelity State Bank and Trust Company, 510 N. Second Avenue, Dodge City, Kansas as an official depository for City funds.

NOW THEREFORE, be it resolved by the Governing Body of the City of Dodge City that The Fidelity State Bank and Trust Company, Dodge City, Kansas is designated as a depository for the City of Dodge City funds.

BE IT FURTHER RESOLVED that the following accounts are hereby authorized and all checks, drafts, notes or orders drawn against the stated accounts must be signed as shall be certified to The Fidelity State Bank and Trust Company, Dodge City, Kansas and no checks, drafts, notes or orders drawn against said accounts shall be valid unless signed as certified. The authorized signers on each account are stated below.

- A. City of Dodge City, General Funds – Account Number 02-200-4. Authorized signers: Nick Hernandez, Nicole May and Hope Williams
- B. City of Dodge City, Department of Parks and Recreation – Account Number 02-205-3. Authorized signers: Caitlyn Alvarado, Daniel Cecil, Nicole May, Jacob Miller and Hope Williams
- C. City of Dodge City, Revolving Account – Account Number 02-210-3. Authorized signers: Nick Hernandez, Nicole May and Hope Williams
- D. City of Dodge City, HSA Funding Account – Account Number 02-215-2. Authorized signers: Nick Hernandez, Nicole May and Hope Williams
- E. City of Dodge City, Employee Flexible Spending Account – Account Number 02-220-2. Authorized signers: Jeff Bak, Tim Mulligan, Susan Molina, Prashant Kulkarni
- F. City of Dodge City, Long Branch Lagoon – Account Number 108174. Authorized signers: Nick Hernandez, Nicole May and Hope Williams
- G. City of Dodge City, Medical Self Insurance – Account Number 107571. Authorized signers: Nick Hernandez, Nicole May and Hope Williams
- H. City of Dodge City, Credit Card Receipt Account – Account Number 108012. Authorized signers: Nick Hernandez, Nicole May and Hope Williams

BE IT FURTHER RESOLVED that certification of persons authorized to sign on the above stated accounts shall also be provided to The Fidelity State Bank and Trust Company, Dodge City, Kansas by the City Manager of Dodge City and the City Clerk.

BE IT FURTHER RESOLVED that this resolution shall continue to have effect until express written notice of its rescission or modification has been received by the Fidelity State Bank and Trust Company, Dodge City, Kansas.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon its passage.

DATED this 18th day of January, 2022.

Mayor

ATTEST:

Connie Marquez, City Clerk

Resolution No. 2022-04

A Resolution Authorizing Signers at Landmark National Bank

BE IT RESOLVED that the City of Dodge City authorizes the following individuals named below:

Nicole May, Finance Director
Hope Williams, City Treasurer

to: (1) establish with Landmark National Bank (the "Bank") one or more deposit accounts; (2) open one or more additional deposit account(s) at a future date; (3) to sign the transactions as a representative of the City of Dodge; (4) contract for such other banking services as any Authorized Representative deems necessary or appropriate to manage this organization's deposit accounts.

BE IT FURTHER RESOLVED that each transaction will have two signatures.

BE IT FURTHER RESOLVED that this resolution shall continue to have effect until express written notice of its rescission or modification has been received by the Landmark National Bank, Dodge City, Kansas.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon its passage.

DATED this 18th day of January 2022.

Mayor

ATTEST:

Connie Marquez, City Clerk

Resolution No. 2022-05

A Resolution Designating Bank Accounts at Bank of the West and Authorizing Signers

BE IT RESOLVED that the City of Dodge City authorizes the following individuals named below:

Nicole May, Finance Director
Hope Williams, City Treasurer

(each an “Authorized Representative”) and acting alone, to: (1) establish with Bank of the West (the “Bank”) one or more deposit accounts all such deposit accounts have the same ownership and Authorized Signer(s) as provided on the City of Dodge City Signature Card (“Signature Card”) (2) open one or more additional deposit account(s) at a future date under the Signature Card; provided the ownership and Authorized Signer(s) of the new deposit account(s) is/are the same as the ownership and Authorized Signer(s) on the Signature Card; (3) designate from time to time persons to manage, operate, or otherwise provide instructions regarding each deposit account (“Authorized Signers”) and (4) contract for such other banking services as any Authorized Representative deems necessary or appropriate to manage this organization’s deposit accounts;

RESOLVED FURTHER, that the City of Dodge City adopts for each deposit account (a) the Bank’s Deposit Account Disclosure for Business Accounts and Schedule of Fees and Charges for Business Accounts, as added to, deleted from or otherwise amended from time to time; (b) this Signature Card; and (c) any addenda thereto, which is incorporated by this reference, for each deposit account it opens;;

The following accounts have been established at Bank of the West:

Checking Account #036151779
Money Market Account #036151787

RESOLVED FURTHER, that the person(s) designated as Authorized Signer(s) are authorized to transact on all current and future deposit accounts opened under the Signature Card. The authority granted to each Authorized Signer includes, but is not limited to, authority to sign checks and other items and to give Bank other instructions to withdraw funds, to endorse and deposit checks and other items that are payable to or that belong to the Organization, and to transact other business relating to each of this Organization’s deposit accounts.

RESOLVED FURTHER, that the authority conferred is in addition to any other, including conflicting authorizations, in effect and shall remain in force until Bank receives written notice of its revocation at the office where the deposit account is maintained or at such other location as the Bank may direct.

CERTIFICATE

I further certify that the Authorized Representatives are authorized (a) to establish deposit accounts for the City of Dodge City; (b) to designate persons to operate each deposit account; and (c) to provide Bank with future instructions regarding the opening, closing, or management of any of this Organization's deposit accounts, including the designation of Authorized signer(s), and the certification that such Authorized Signers' signatures are accurate and genuine

I certify that I am the Mayor of the City of Dodge City; that the foregoing is a complete, true and correct copy of the resolution of the City Commission of the City of Dodge City, and that the resolution is in full force and effect and has not been amended or revoked and does not exceed the objects or powers of the City of Dodge City.

IN WITNESS WHEREOF, I have hereunto set my hand as Mayor of the City of Dodge City.

Mayor

Dated:

ATTEST:

City Clerk



Memorandum

To: City of Dodge City Commission and Ford County Commission

From: Community Facility Advisory Board (CFAB)

Date: January 12, 2022

Subject: Recommendation for 2022 CFAB Organizational Funding

Recommendation: CFAB recommends approval of \$110,000 for 2022 CFAB Organizational Funding Requests to be recommended to the City and County Commissions.

Background: City staff received five (5) grant applications for CFAB Organizational Funding totaling **\$122,791.00**. The amount of available funding is **\$110,000.00**.

The requests were as follows:

<u>2022 CFAB Organizational Funding Requests</u>	<u>2022 Recommended Funding</u>
• Dodge City Area Arts Council: \$15,176	\$ 15,000.00 Insurance and Hourly Wages
• Dodge City Roundup: \$46,237.00	\$ 40,000.00 PRCA Payout and Electrical Pedestals
• Ford County Historical Society: \$21,200	\$ 15,000.00 Home of Stone Operations, Retaining wall and Dennis Hopper Statue
• Kansas Teachers Hall of Fame: \$9,978.40	\$10,000.00 Utilities, Insurance, Security
• Young Guns Youth Rodeo: \$30,200	\$30,000.00 Rent and Staffing for Rodeos
<hr/>	
Total Requests: \$122,791.00	Recommended Funding: \$110,000.00
Total Funding Available: \$110,000.00	

Summary of Individual Organizational Funding Requests:

Applicant: Dodge City Arts Council

Requested Grant Amount: \$15,176.000

Recommended Grant Amount: \$15,000.00

Percentage of Total Grant Funds: 13.64%

Matching Funds: \$3,794.00

Total Project Cost: \$18,790.00

Proposed Project:

- \$4,200 Insurance (grant 80%)
- \$10,876.00 Salary/Wages (grant 79%)

Applicant: Dodge City Roundup

Requested Grant Amount: \$46,237.00

Recommended Grant Amount: \$40,000.00

Percentage of Total Grant Funds: 36.36%

Matching Funds: \$170,310.38

Total Project Cost: \$216,547.38

Proposed Projects:

- \$21,000.00 Electrical Pedestals (grant 67%)
- \$19,000.00 PRCA Contestant Payout (grant 10%)

Applicant: Kansas Teacher Hall of Fame

Requested Grant Amount: \$ 9, 978.40

Recommended Grant Amount: \$10,000.00

Percentage of Total Grant Funds: 9.09%

Matching Funds: \$2,495.00

Total Project Cost: \$ 12,472.29

Proposed Projects:

- \$6,641.51 Utilities (grant 80%)
- \$2,995.20 Insurance (grant 80%)
- \$402.72 Security System (grant 80%)

Applicant: Ford County Historical Society

Requested Grant Amount: \$21,200.00

Percentage of Total Grant Funds: 13.64%

Recommended Grant Amount: \$15,000.00

Matching Funds: \$4,800.00

Total Project Cost: \$26,000

Proposed Projects:

- \$6,000.00 Home of Stone Operations (grant 80%)
- \$5,200.00 Home of Stone Retaining Wall (grant 80%)

- \$3,800.00 Dennis Hopper Statue/\$5,000 will be paid by the City of Dodge City

Applicant: Young Guns Association

Requested Grant Amount: \$30,200.00

Recommended Grant Amount: \$30,000.00

Percentage of Total Grant Funds: 27.27%

Matching Funds: \$7,550

Total Project Cost: \$37,750

Proposed Projects: (Operations and Rent for Five (5) events)

- \$3,400 Rent WSB Expo (grant 80%)
- \$26,600.00 wages for judges, secretary, timer, and announcer (grant 79.4%)

Justification: The recommendation is based on the amount of funding available. In addition, following the CFAB meeting, City Administration determined that City funds from the Public Art Fund could be used for Ford County Historical Society's request for the Dennis Hopper Statue. Thus, making an additional \$5,000 available to be utilized to fund the Young Guns request. The City contacted each of the CFAB Board members and they were in favor of the reallocation of funds.

Financial Considerations: The total available funds for 2022 Organizational Funding is \$710,000. The City and County recommend as a priority per the Inter-local agreement an amount not to exceed \$600,000 for funding costs and expenses of the County owned Expo Center and the City owned Santa Fe Depot or other Master Tourism implementation projects. This total amount shall be allocated one-half to the County and one-half to the City.

In addition, any Kansas not-for-profit, tax exempt corporation, organization with its principal offices located in Ford County and the principal function of which is to promote and or/preserve the western heritage of Dodge City and Ford County, the promotion of tourism and attracting visitors and conventions to the area through the construction and/or maintenance of public facilities and or conducting public activities may submit a request for Organizational Funding.

The funding requests from these organizations for 2022 is **\$122,791.00** and the total amount of funding available is \$110,000. This is a reimbursable grant and each entity that is awarded funding is required to provide documentation of a twenty percent match. With the aforementioned reallocation, the City will fund \$5,000 from the City's Public Art Fund for the funding for the Dennis Hopper Statue recommended for the Ford County Historical Society and will increase the funding for the Young Guns Association by \$5,000 for a total grant of \$30,000.

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



Memorandum

To: Nick Hernandez, City Manager and City Commissioners
From: Nathan Littrell, Planning & Zoning Administrator
Date: January 18, 2022
Subject: Blue Beacon Addition Plat
Agenda Item: New Business

Recommendation: The Planning Commission met on January 11, 2022 to review and recommend approval of this replat. It is also City staff's recommendation to approve this plat.

Background: The applicant wishes to replat this property to allow for commercial development. The property was rezoned to C-2 Commercial Highway on January 19, 2021. The property had previously been platted to allow for a mobile home park and includes lots for each mobile home as well as a private roadway. This replat will remove the smaller lots, roadway and clean up the northern boundary of the lot.

Justification: Replatting this property for commercial development was not required, but does clean up the unnecessary lot lines and is the ideal process to undertake. This plat meets all of the City's zoning and subdivision requirements and is consistent with the City Comprehensive Plan.

Financial Considerations: None

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

Legal Considerations: None

Attachments: Plat Application, Map, Plat

CITY OF DODGE CITY
APPLICATION FOR PLAT APPROVAL

Section No. 32 Subdivision Case No. 21-20
Township No. 26 South Date Filed 12/22/21
Range No. 24 West

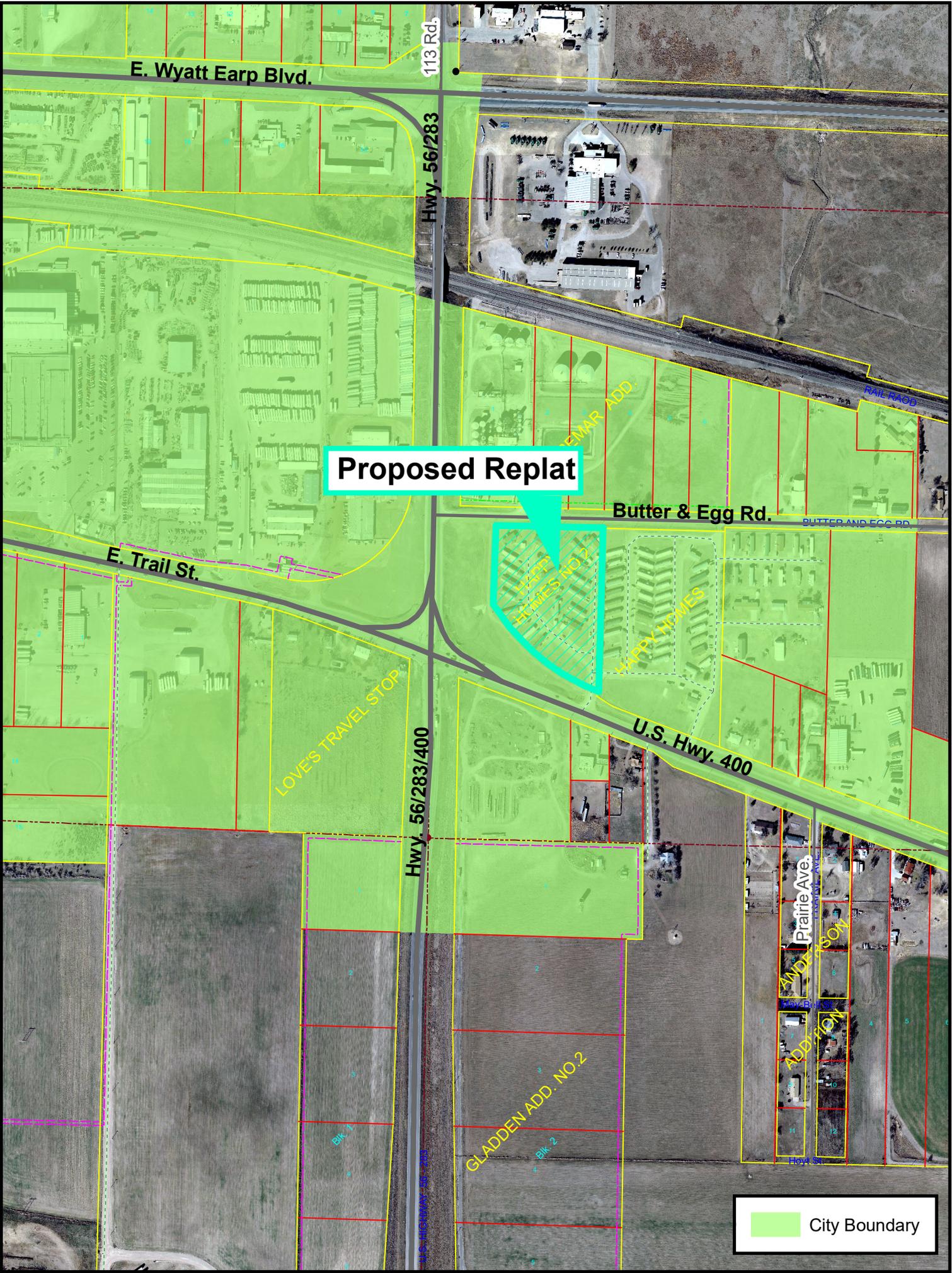
- I. Name of Subdivision Blue Beacon Addition
- II. General Location 2600 East Trail Street
- III. Name of Property Owner Blue Beacon, Inc.
Address 500 Graves Boulevard, Salina, KS 67401
Phone (785) 825-2221
- IV. Name of Agent Donald Boos - Director of Real Estate
Address 500 Graves Boulevard, Salina, KS 67401
Phone (785) 825-2221
- V. Name of Surveyor Kaw Valley Engineering
Address 742 Duvall Avenue, Salina, KS 67401
Phone (785) 823-3400
- VI. Subdivision Information:
A. Gross Acreage of Plat 5.84 (Ac.)
- B. Number of Lots:
1. Residential _____
2. Commercial 1
3. Industrial _____
4. Other _____
- C. Minimum Lot Frontage _____
D. Minimum Lot Area _____
E. Existing Zoning C-2
F. Proposed Zoning C-2
- G. Public Water Supply Yes X No _____
H. Public Sanitary Sewers Yes X No _____

.....

This application was received at the office of the Secretary of the Dodge City Zoning Board at 2:00 (A.M.) (P.M.) on the 22 day of December, 2021. It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ 50.00.

Nathan Hill
Name

Planning + Zoning Administrator
Title



E. Wyatt Earp Blvd.

113 Rd.

Hwy. 56/283

Proposed Replat

Butter & Egg Rd.

E. Trail St.

LOVES TRAVEL STOP

Hwy. 56/283/400

U.S. Hwy. 400

Prairie Ave.

GLADDEN ADD. NO. 2

400

City Boundary

CERTIFICATE OF SURVEY
 THAT PORTION OF THE S 1/2 OF THE NW 1/4,
 SECTION 32, T-26-S, R-24-W
 DODGE CITY, FORD COUNTY, KANSAS

TRACT DESCRIPTION:

THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 26 SOUTH, RANGE 24 WEST OF THE 6TH PRINCIPAL MERIDIAN, LOCATED IN THE COUNTY OF FORD, STATE OF KANSAS, BEING DESCRIBED BY JASON R. LOADER, PS 1462 ON FEBRUARY 18, 2021 AS FOLLOWS:

ALL BEARINGS HEREIN ARE BASED ON A SURVEYED BEARING OF N 00°56'55" E ON THE WEST LINE OF SAID NORTHWEST QUARTER PER THE LOT SPLIT SURVEY COMPLETED BY BENJAMIN A. RUMBAUGH, PS 1601, DATED 09/20/2019, AND RECORDED IN BOOK P PAGE 811 IN THE REGISTER OF DEEDS OFFICE. COMMENCING AT THE POINT OF BEGINNING AT A 1/2" REBAR AT THE NORTHEAST CORNER OF HAPPY HOMES PARK #2, A SUBDIVISION RECORDED IN BOOK O PAGE 46-47 IN THE REGISTER OF DEEDS OFFICE; THENCE ON THE NORTH LINE OF SAID HAPPY HOMES PARK #2, N 88°28'28" W 445.09 FEET TO A 3/4" ROD AT THE NORTHWEST CORNER SAID HAPPY HOMES PARK #2; THENCE ON THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID HAPPY HOMES PARK #2, N 01°26'38" E 25.59 FEET TO THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER; THENCE ON SAID NORTH LINE, S 88°33'22" E 445.09 FEET TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID HAPPY HOMES PARK #2; THENCE ON SAID NORTHERLY PROLONGATION, S 01°26'38" W 26.22 FEET TO THE POINT OF BEGINNING.
 CONTAINS 11,530 SQUARE FEET MORE OR LESS.

END OF DESCRIPTION

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS A SURVEYED BEARING OF N 00°55'56" E ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 26 SOUTH, RANGE 24 WEST, DODGE CITY, FORD COUNTY, KANSAS, PER LOT SPLIT SURVEY BY BENJAMIN A. RUMBAUGH, DATED 09/20/2019, FILED IN BOOK P, PAGE 811.

SURVEYOR'S NOTES:

1. A TITLE COMMITMENT FOR THE SURVEYED PARCEL WAS NOT PROVIDED BY CLIENT.
2. EXCEPT AS SPECIFICALLY STATED OR SHOWN HEREON, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: UNPLATTED EASEMENTS; UNPLATTED BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. THERE MAY BE STRUCTURES AND IMPROVEMENTS LOCATED ON THE SURVEYED PARCEL WHICH ARE NOT SHOWN HEREON.
4. THIS CERTIFICATE OF SURVEY DOES NOT REPRESENT AN "ALTA/NSPS LAND TITLE SURVEY."
5. SEE APPLICABLE COUNTY CODES FOR CONDITIONS THAT MIGHT AFFECT THE DEVELOPMENT OF THIS SURVEYED PARCEL.
6. BEARINGS AND DISTANCES SHOWN WERE MEASURED BY INSTRUMENT ON THE GROUND.

COUNTY SURVEYOR REVIEW CERTIFICATE:

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2021.

BENJAMIN A. RUMBAUGH – COUNTY SURVEYOR

SURVEYOR CERTIFICATION:

I, JASON R. LOADER, BEING A DULY LICENSED SURVEYOR UNDER THE LAWS OF KANSAS, HEREBY CERTIFY THAT THIS PLAT OR MAP IS A TRUE REPRESENTATION OF A SURVEY PERFORMED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION, IS IN ACCORDANCE WITH THE CURRENT KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS, AND IS CORRECT TO THE BEST OF MY BELIEF AND ABILITY.

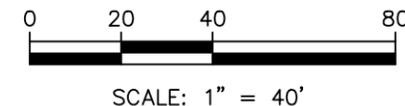
DATE OF SURVEY: FEBRUARY 2, 2021

(AN ORIGINAL SEAL WITH SIGNATURE IN BLUE INK SIGNIFIES THE CERTIFICATION OF THE ENTIRE FACE OF THIS DOCUMENT AND ALL OF ITS CONTENT)

 <p>JASON R. LOADER 1462 loaderj@kveng.com</p>	 <p>742 DUVALL AVENUE SALINA, KANSAS 67401 PH. (785) 823-3400 FAX (785) 823-3411 sa@kveng.com www.kveng.com</p> <p>KAW VALLEY ENGINEERING</p>	<p>PROJECT NO. E20S2742</p> <p>DRAWN BY LRR</p> <p>CHECKED BY JRL</p> <p>CFN 2742CS</p> <p>SHEET 1 OF 2</p>
	<p>PROJECT: HAPPY HOME TRAILER PARK 2600 EAST TRAIL STREET DODGE CITY, KANSAS</p>	<p>PREPARED FOR: BLUE BEACON INTERNATIONAL P.O. BOX 856 SALINA, KANSAS 67402</p>
<p>KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/22</p>		

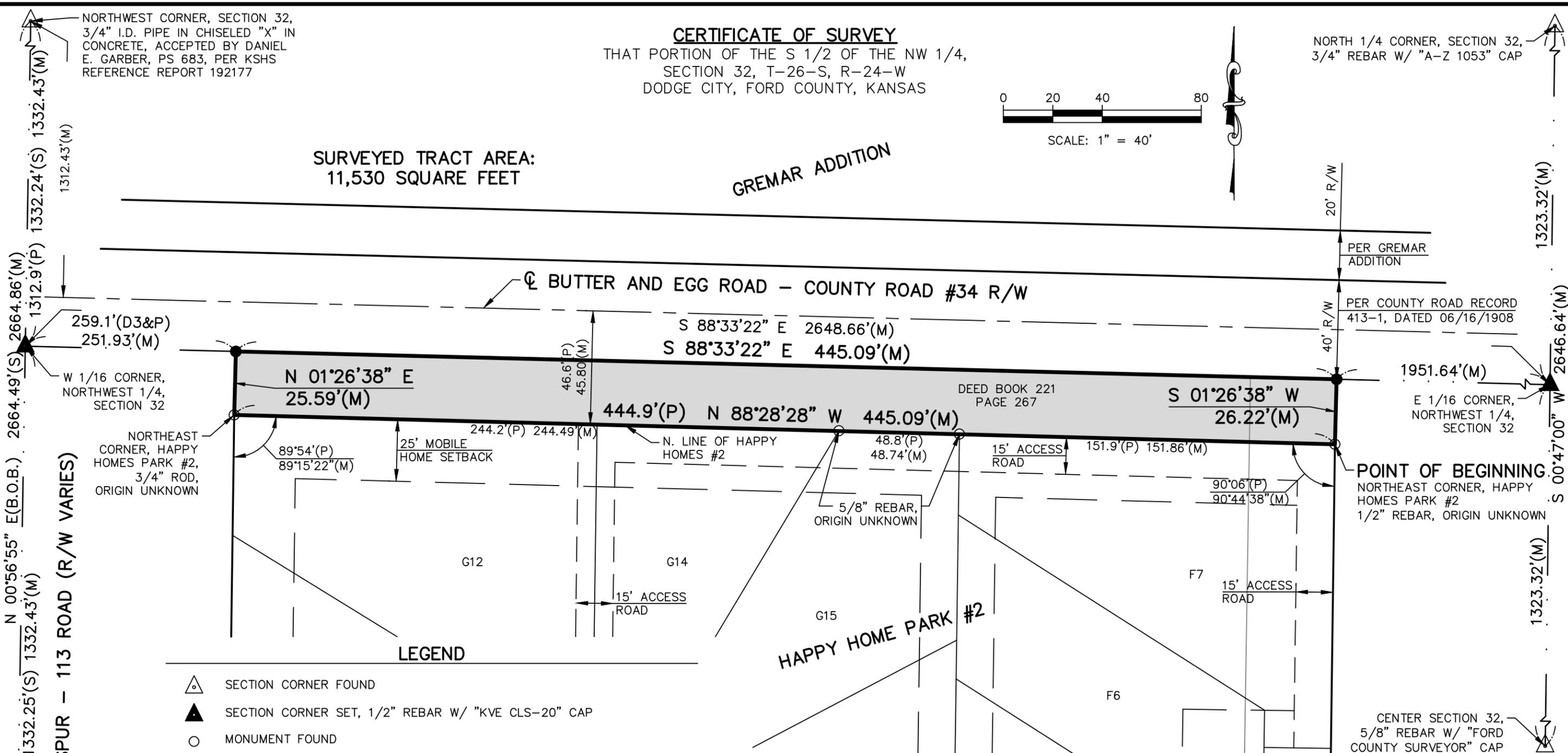
CERTIFICATE OF SURVEY
 THAT PORTION OF THE S 1/2 OF THE NW 1/4,
 SECTION 32, T-26-S, R-24-W
 DODGE CITY, FORD COUNTY, KANSAS

NORTH 1/4 CORNER, SECTION 32,
 3/4" REBAR W/ "A-Z 1053" CAP



**SURVEYED TRACT AREA:
 11,530 SQUARE FEET**

GREMAR ADDITION



U.S. HWY 154 SPUR - 113 ROAD (R/W VARIES)

LEGEND

- △ SECTION CORNER FOUND
- ▲ SECTION CORNER SET, 1/2" REBAR W/ "KVE CLS-20" CAP
- MONUMENT FOUND
- 1/2" X 24" REBAR W/ "KVE CLS-20" CAP SET
- (P) PLATTED DISTANCE PER HAPPY HOME PARK #2
- (D) DESCRIBED DISTANCE PER DEED BOOK 221, PAGE 267
- (S) SURVEYED BEARING AND DISTANCE PER LOT SPLIT SURVEY BY BENJAMIN A. RUMBAUGH, DATED 09/20/2019, FILED IN BOOK P, PAGE 811
- (M) MEASURED

WEST 1/4 CORNER, SECTION 32,
 1/2" REBAR W/ ILLEGIBLE YELLOW
 CAP, ACCEPTED BY DANIEL E.
 GARBER, PS 683, PER KSHS
 REFERENCE REPORT 192166



JASON R. LOADER
 1462
 loaderj@kveng.com



742 DUVALL AVENUE
 SALINA, KANSAS 67401
 PH. (785) 823-3400 | FAX (785) 823-3411
 sa@kveng.com | www.kveng.com

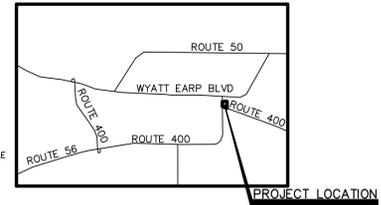
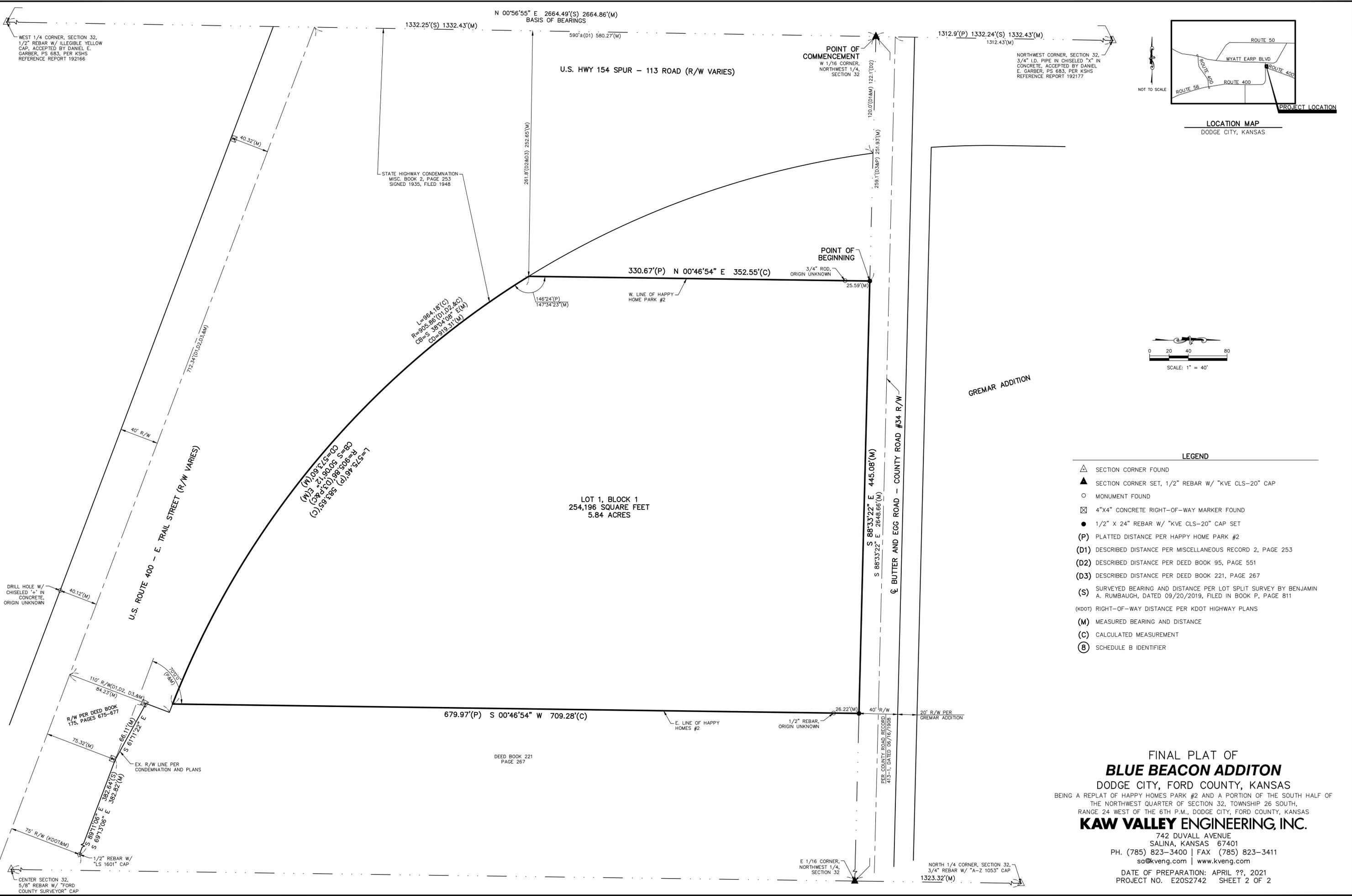
KAW VALLEY ENGINEERING

PROJECT:
HAPPY HOME TRAILER PARK
 2600 EAST TRAIL STREET
 DODGE CITY, KANSAS

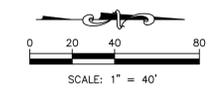
PREPARED FOR:
BLUE BEACON INTERNATIONAL
 P.O. BOX 856
 SALINA, KANSAS 67402

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY
 KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/22

PROJECT NO.	E20S2742
DRAWN BY	LRR
CHECKED BY	JRL
CFN	2742CS
SHEET	2 OF 2



LOCATION MAP
DODGE CITY, KANSAS



LEGEND

- △ SECTION CORNER FOUND
- ▲ SECTION CORNER SET, 1/2" REBAR W/ "KVE CLS-20" CAP
- MONUMENT FOUND
- ⊠ 4"x4" CONCRETE RIGHT-OF-WAY MARKER FOUND
- 1/2" X 24" REBAR W/ "KVE CLS-20" CAP SET
- (P) PLATTED DISTANCE PER HAPPY HOME PARK #2
- (D1) DESCRIBED DISTANCE PER MISCELLANEOUS RECORD 2, PAGE 253
- (D2) DESCRIBED DISTANCE PER DEED BOOK 95, PAGE 551
- (D3) DESCRIBED DISTANCE PER DEED BOOK 221, PAGE 267
- (S) SURVEYED BEARING AND DISTANCE PER LOT SPLIT SURVEY BY BENJAMIN A. RUMBAUGH, DATED 09/20/2019, FILED IN BOOK P, PAGE 811
- (KDOT) RIGHT-OF-WAY DISTANCE PER KDOT HIGHWAY PLANS
- (M) MEASURED BEARING AND DISTANCE
- (C) CALCULATED MEASUREMENT
- Ⓢ SCHEDULE B IDENTIFIER

FINAL PLAT OF
BLUE BEACON ADDITON
 DODGE CITY, FORD COUNTY, KANSAS
 BEING A REPLAT OF HAPPY HOMES PARK #2 AND A PORTION OF THE SOUTH HALF OF
 THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 26 SOUTH,
 RANGE 24 WEST OF THE 6TH P.M., DODGE CITY, FORD COUNTY, KANSAS
KAW VALLEY ENGINEERING, INC.
 742 DUVALL AVENUE
 SALINA, KANSAS 67401
 PH. (785) 823-3400 | FAX (785) 823-3411
 sa@kvang.com | www.kvang.com
 DATE OF PREPARATION: APRIL ??, 2021
 PROJECT NO. E20S2742 SHEET 2 OF 2

TRACT DESCRIPTION:

THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 26 SOUTH, RANGE 24 WEST OF THE 6TH PRINCIPAL MERIDIAN IN THE COUNTY OF FORD, STATE OF KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS HEREON ARE BASED ON A SURVEYED BEARING OF N 00°55'56" E W ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, PER LOT SPLIT SURVEY BY BENJAMIN A. RUMBAUGH, DATED 09/20/2019, FILED IN BOOK P, PAGE 811. COMMENCING AT THE WEST SIXTEENTH CORNER OF SAID NORTHWEST QUARTER. THENCE ON THE NORTH LINE OF SAID SOUTH HALF, S 88°33'22" E 251.93 FEET TO THE PROLONGATION OF THE WEST LINE OF HAPPY HOMES PARK #2, SAID POINT BEING THE POINT OF BEGINNING. THENCE CONTINUING ON SAID NORTH LINE, S 88°33'22" E 445.08 FEET TO THE PROLONGATION OF THE EAST LINE OF SAID HAPPY HOMES PARK #2; THENCE ON SAID EAST LINE AND ITS PROLONGATION, S 00°46'54" W 709.28 FEET TO A POINT OF CURVATURE, BEING THE SOUTHEAST CORNER OF SAID HAPPY HOMES PARK #2; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 905.86 FEET, AN ARC LENGTH OF 583.65 FEET, AND BEING SUBTENDED BY A CHORD BEARS N 50°06'12" W 573.60 FEET TO THE SOUTHWEST CORNER OF SAID HAPPY HOMES PARK #2; THENCE ON SAID WEST LINE OF HAPPY HOMES PARK #2 AND ITS PROLONGATION, N 00°46'54" E 352.55 FEET TO THE POINT OF BEGINNING. CONTAINING 5.57 ACRES MORE OR LESS.

END OF DESCRIPTION

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS A SURVEYED BEARING OF N 00°55'56" E ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 26 SOUTH, RANGE 24 WEST, DODGE CITY, FORD COUNTY, KANSAS, PER LOT SPLIT SURVEY BY BENJAMIN A. RUMBAUGH, DATED 09/20/2019, FILED IN BOOK P, PAGE 811.

SURVEYOR'S CERTIFICATE:

STATE OF KANSAS }
COUNTY OF SALINE }ss

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF KANSAS, WITH EXPERIENCE AND PROFICIENCY IN LAND SURVEYING; THAT THE HERETOFORE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY ME, OR UNDER MY SUPERVISION; THAT ALL SUBDIVISION REGULATIONS OF THE COUNTY OF FORD, KANSAS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT; THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS, AND THAT ALL THE MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF. GIVEN UNDER MY HAND AND SEAL AT SALINA, KANSAS, THIS ____ DAY OF _____, A.D. 2021.

DATE OF SURVEY: NOVEMBER 4, 2020

JASON R. LOADER, PS 1462

OWNER'S CERTIFICATE:

STATE OF KANSAS }
COUNTY OF SALINE }ss

THIS IS TO CERTIFY THAT BLUE BEACON INTERNATIONAL, INC., OWN THE LAND DESCRIBED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 26 SOUTH, RANGE 24 WEST OF THE 6TH PRINCIPAL MERIDIAN IN THE COUNTY OF FORD STATE OF KANSAS AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

AN EASEMENT OR LICENSE TO THE PUBLIC TO LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, CONDUITS, WATER, GAS AND SEWER PIPES OR REQUIRED DRAINAGE CHANNELS OR STRUCTURES UNDER OR UPON THE AREAS MARKED FOR EASEMENTS ON THIS PLAT IS HEREBY GRANTED. THIS SUBDIVISION SHALL HEREAFTER BE KNOWN AS "BLUE BEACON ADDITION".

GIVEN UNDER MY HAND AT _____, KANSAS, THIS ____ DAY OF _____, A.D. 2021.

GUY WALKER, PRESIDENT

NOTARY CERTIFICATE:

STATE OF KANSAS }
COUNTY OF SALINE }ss

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT GUY WALKER, PRESIDENT, BLUE BEACON INTERNATIONAL, INC. IS KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE PLAT AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ____ DAY OF _____, A.D., 2021.

, NOTARY PUBLIC

REVIEW SURVEYOR'S CERTIFICATE:

STATE OF KANSAS }
COUNTY OF FORD }ss

THIS PLAT HAS BEEN EXAMINED THIS ____ DAY OF _____, 2021 FOR COMPLIANCE WITH THE REQUIREMENTS OF THE ACT CONCERNING LAND SURVEYS IN THE STATE OF KANSAS, K.S.A 58-2005.

BENJAMIN A. RUMBAUGH
FORD COUNTY SURVEYOR

DODGE CITY PLANNING COMMISSION CERTIFICATE:

STATE OF KANSAS }
COUNTY OF FORD }ss

THIS PLAT OF BLUE BEACON ADDITION HAS BEEN SUBMITTED AND APPROVED BY FORD COUNTY PLANNING COMMISSION ON THIS ____ DAY OF _____, A.D. 2021.

TOM TAYLOR, CHAIRMAN

ATTEST:

NATHAN LITRELL, SECRETARY

REGISTER OF DEEDS CERTIFICATE:

STATE OF KANSAS }
COUNTY OF FORD }ss

THIS IS TO CERTIFY THAT THIS PLAT OF BLUE BEACON ADDITION FILED OF RECORD IN MY OFFICE ON THIS DAY OF _____, A.D. 2021, AT _____ M., AND DULY RECORDED IN VOLUME _____ OF PLATS, AT PAGE _____.

FILING FEE OF _____ PAID.

BRENDA POGUE, REGISTER OF DEEDS

TRANSFER RECORD:

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS ENTERED INTO THE TRANSFER RECORD ON THIS ____ DAY OF _____, A.D. 2021.

DEBBIE COX, COUNTY CLERK

CITY APPROVAL CERTIFICATE:

STATE OF KANSAS }
COUNTY OF FORD }ss

THE ABOVE AND FOREGOING DOCUMENT KNOWN AS BLUE BEACON ADDITION, 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 _____, 2021, HAS BEEN EXAMINED AND CONSIDERED AND THE SAME IS HEREBY APPROVED THIS ____ DAY OF _____, 2021.

RICK SOWERS, MAYOR

ATTEST:

CONNIE MARQUEZ, CITY CLERK

COUNTY CLERK CERTIFICATE:

STATE OF KANSAS }
COUNTY OF FORD }ss

I, _____, COUNTY CLERK OF FORD COUNTY, KANSAS WITHIN MY RESPECTIVE JURISDICTIONS, DO HEREBY CERTIFY THAT AT THE DATE OF THIS CERTIFICATE, ALL CURRENTLY DUE AND OWNING TAXED AND SPECIAL ASSESSMENTS OF ANY KIND ASSESSED AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT HAVE BEEN PAID ON THIS ____ DAY OF _____, A.D., 2021.

DEBBIE COX, COUNTY CLERK

FINAL PLAT OF
BLUE BEACON ADDITON
DODGE CITY, FORD COUNTY, KANSAS
BEING A REPLAT OF HAPPY HOMES PARK #2 AND A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 26 SOUTH, RANGE 24 WEST OF THE 6TH P.M., DODGE CITY, FORD COUNTY, KANSAS
KAW VALLEY ENGINEERING, INC.
742 DUVALL AVENUE
SALINA, KANSAS 67401
PH. (785) 823-3400 | FAX (785) 823-3411
sa@kveng.com | www.kveng.com
DATE OF PREPARATION: APRIL ??, 2021
PROJECT NO. E20S2742 SHEET 2 OF 2



Memorandum

To: Nick Hernandez, City Manager and City Commission

From: Daniel Cecil, Parks and Facilities Director

Date: January 18, 2022

Subject: Chilton Park Playset

Agenda Item: New Business

Recommendation: Staff recommends the approval of the playset designed by Athco Landscape Structures for installation into the designated Chilton playset space.

Background: Chilton Park Playground is a highly used public playset along the Gunsmoke Walking Trail in the south end of Chilton Park. The existing play structure has become a concern as it has fallen into a state of disrepair. The goal of this project has been to provide a new play area that features inclusive play components for all potential users. Replacing this structure would give children a new, exciting stop along the walking trail with features that are not offered at other city playsets.

Justification: The City published a request for proposals and received competitive bids from three different vendors, two bids from Cunningham Recreation, two bids from Athco Landscape Structures and one bid from ABCreative. At the January 11th, Park and Recreation Advisory Board meeting, the board reviewed all bids and made a recommendation to select Athco Landscape Structures' Option Two. Staff also recommends this option as the next Chilton Park Playset. This playset provides the greatest number of play areas, inclusive play options, the largest use zone area and it includes a green turf safety surface, something no other public play area currently offers.

Financial Considerations: This project has been budgeted and funded through Capital Improvement in the amount of \$120,000.

Purpose/Mission: The approval of this playset is in line with the City's core value of ongoing improvement by providing new and accessible play opportunities to the youth of our community.

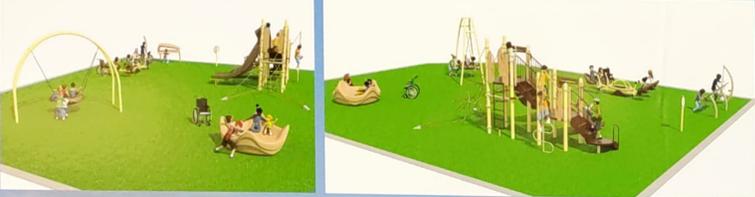
Legal Considerations: None

Attachments: Athco Chilton Park Option 2 playset
Option 2 Site Plan
Chilton Playset Criteria Sheet



CITY OF DODGE CITY

Parks & Facilities



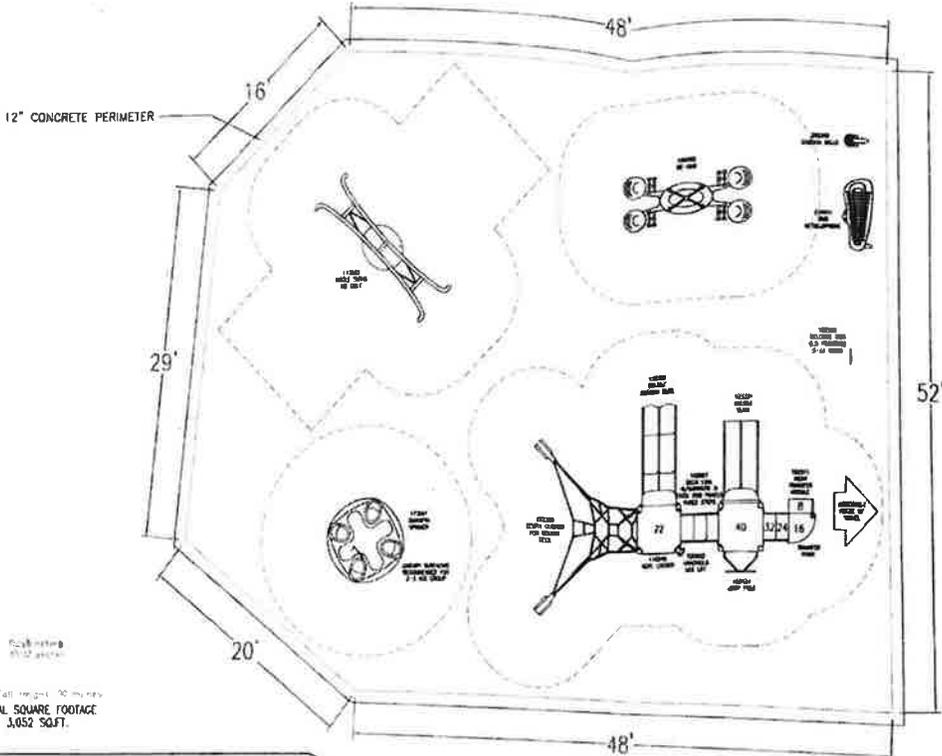
We Come Back To Play - Our Story



Chilton Park - Option 2

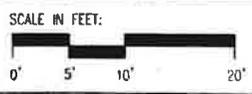


1160601-02-01 • 12.10.2021



PlayStation
6112 series
Max. Fall Height: 10 ft max
TOTAL SQUARE FOOTAGE
3,052 SQ.FT.

TOTAL ELEVATED PLAY COMPONENTS	5	REQUIRED	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY PUMP	0	REQUIRED	3
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	5	REQUIRED	3
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	4	REQUIRED	2
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	4	REQUIRED	4



Chilton Park
Dodge City, KS

ATHCO, L.L.C.
Matt Cline

SYSTEM TYPE:
PlayBooster
DRAWING #: 1180601-02-01

slr
landscape
structures

IPEMA
CERTIFIED

The play equipment installed in this park is IPEMA certified. Please contact us for a brochure with the play area listed in their comprehensive list of the equipment of IPEMA (IPEMA) is a global product of American and European IP.

THIS PLAY AREA & PLAY EQUIPMENT IS DESIGNED FOR AGES 5-12 YEARS UNLESS OTHERWISE NOTED ON PLAN.

IT IS THE MANUFACTURER'S OPINION THAT THIS PLAY AREA DOES CONFORM TO THE ADA ACCESSIBILITY GUIDELINES, INCLUDING AN ACCESSIBLE PAVED SURFACE AS PROVIDED, AS DESCRIBED ON SHEET DC 0001, SEE 2001.

THIS SPECIFIC PLAN WAS MADE BY MANUFACTURER SLR, INC. FROM A CONSTRUCTION SET/SET AND DRAWING. SLR, INC. IS NOT RESPONSIBLE FOR ANY CHANGES, ADDITIONS, DELETIONS, OR MODIFICATIONS TO THIS PLAN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR ANY CHANGES, ADDITIONS, DELETIONS, OR MODIFICATIONS TO THIS PLAN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR ANY CHANGES, ADDITIONS, DELETIONS, OR MODIFICATIONS TO THIS PLAN.

CHANGING A PROTECTIVE SURFACE MATERIAL DOES NOT MEAN A COMPLETE REVIEW IS NOT NEEDED AND SHOULD BE THE RESPONSIBILITY OF THE USER OF THIS PLAN. CONTACT THE MANUFACTURER FOR FURTHER INFORMATION. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR ANY CHANGES, ADDITIONS, DELETIONS, OR MODIFICATIONS TO THIS PLAN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR ANY CHANGES, ADDITIONS, DELETIONS, OR MODIFICATIONS TO THIS PLAN.

DESIGNED BY:
RAM
CORPORATION 12/16/2001
LANDSCAPE STRUCTURES, INC.
400 W. BROADWAY - P.O. BOX 100
DODGE CITY, KANSAS 67801
TEL: 785-223-2222 FAX: 785-223-2222

DATE: PROJECT: DRAWING #: SHEET:



Chilton Playset Criteria Sheet

	Cunningham #1	Cunningham #2	ABCreative	Athco #1	Athco #2
Playset Cost	62,817	35880	47853	117236	117236
Surface Cost	45202.5	55534.5	62230	120000	120000
Total Cost	119809.18	119059.1	120000	120000	120000
Expertise	50+ years 17 States		26 years	47-69 years	47-69 years
Past Projects	Salina Liberal Mulvane Wamego Winfield		Desoto USD El Dorado Atchison	Overland Park Lenexa Blue Springs Junction City	
Time: Play equipment	3 days	3 days	2 days	1 Day	1 Day
Time: Surface	2 days	2 days	4-5 Days		
Inclusiveness	Yes	Yes	Yes	Yes	Yes
Inclusive Components	3	3	4	3	5
# of Play areas	2	5	3	4	6
Total Play Components	12	12	13	14	9
Use Zone Sq. Ft.	~2500	~3020	2700	3052	3052
Safety Surface	3.5" Bonded Rubber	3.5" Bonded Rubber	4.25" Bonded Rubber	Playground Turf or Bonded Rubber	Playground Turf or Bonded Rubber
Warranty	Limited Lifetime to 1 year		Limited 100 to 3 years	Limited 100 to 3 years	