

CITY COMMISSION MEETING AGENDA

City Hall Commission Chambers

Monday, May 16, 2022

7:00 p.m.

MEETING #5211

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

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

Improvements for Wagon Wheel Addition, Unit 3

APPROVAL OF AGENDA

PETITIONS & PROCLAMATIONS

Public Works Week Proclamation

National Historic Preservation Month Proclamation

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

CONSENT CALENDAR

1. Approval of City Commission Meeting Minutes, May 16, 2022.

2. Appropriation Ordinance No.11, June 6, 2022.
3. Cereal Malt Beverage License:

ORDINANCES & RESOLUTIONS

Ordinance No. 3771: An Ordinance Levying Special Assessments on Certain Property to Pay the Costs of Internal Improvements in the City of Dodge City, Kansas, as Heretofore Authorized by Resolution No. 2020-14 of the City; and Providing for the Collection of Such Special Assessments. Report by Nicole May, Finance Director.

Resolution No. 2022-20: 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. Report by Mollea Wainscott, Assistant Director of Economic Development.

Resolution No. 2022-21: A Resolution of the Governing Body of the City of Dodge City, Kansas Giving Notice of a Public Hearing on the Advisability of Creating a Community Improvement District. Report by Nicole May, Finance Director.

UNFINISHED BUSINESS

NEW BUSINESS

1. Approval of Bids for Three (3) Jacobson Mowers for Mariah Hills Golf Course. Report by Ryan Reid, Director of Administration.
2. Approval of Vicki's Addition Plat. Report by Nathan Littrell, Planning and Zoning Administrator.
3. Approval of Rodeo Hills Subdivision Plat. Report by Nathan Littrell, Planning and Zoning Administrator.

OTHER BUSINESS

STAFF REPORTS

ADJOURNMENT

PROCLAMATION

WHEREAS, public works services provided in our community are an integral part of our citizen's everyday lives; and

WHEREAS, the support of an understanding and informed citizenry is vital to the efficient operation of public works systems and programs such as water, sewers, streets and highways, public buildings, solid waste collection, and snow removal; and

WHEREAS, the health, safety and comfort of this community greatly depends on these facilities and services; and

WHEREAS, the quality and effectiveness of these facilities, as well as their planning, design, and construction, is vitally dependent upon the efforts and skill of public works officials; and

WHEREAS, the efficiency of the qualified and dedicated personnel who staff public works departments is materially influenced by the people's attitude and understanding of the importance of the work they perform.

NOW, THEREFORE, I, E. Kent Small, Mayor of the City of Dodge City, do hereby proclaim the week of May 15 through May 21, 2022 as

"NATIONAL PUBLIC WORKS WEEK"

in the City of Dodge City, and I call upon all citizens and civic organizations to acquaint themselves with the issues involved in providing our public works and to recognize the contributions which public works officials make every day to our health, safety, comfort, and quality of life.

Given under my hand and the Seal of the City of Dodge City this 16th day of May, 2022.

E. Kent Small, Mayor

Attest

Connie Marquez, City Clerk

City of Dodge City Proclamation for National Historic Preservation Month 2022

WHEREAS, historic preservation is relevant for communities across the nation, both urban and rural, and for Americans of all ages, all walks of life and all ethnic backgrounds; and

WHEREAS, the City of Dodge City is a treasure-trove of historic resources, including 20 local historic landmarks, 16 properties listed on the State Register of Historic places, a State and National Registered Historic Downtown District, 13 properties listed on the National Register of Historic Places; and

WHEREAS, historic preservation is inherently economically, environmentally, and socially sustainable, fostering a culture of reuse and maximizing the life cycle of all resources through conservation; and

WHEREAS, historic preservation is an effective tool for managing growth, sustaining development, revitalizing neighborhoods, fostering local pride, and maintaining community character while enhancing livability; and

WHEREAS, it is important to celebrate the role of history in our lives and the contributions made by dedicated individuals in helping to preserve the tangible aspects of the heritage that has shaped the City of Dodge City and us as a people; and

WHEREAS, historic preservation encourages community reinvestment, saving resources and promoting socially, culturally, and economically rich communities;

NOW, THEREFORE, I, Kent Smoll, Mayor of the City of Dodge City, do recognize May 2022 as National Historic Preservation Month, and call upon the people of Dodge City to join their fellow citizens across the United States in recognizing and participating in this special observance.

Mayor

CITY COMMISSION MEETING MINUTES

City Hall Commission Chambers

Monday, May 2, 2022

7:00 p.m.

MEETING #5210

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 Vice Mayor Michael Burns, Commissioners Rick Sowers, Chuck Taylor, Joseph Nuci present. Commissioner Kent Smoll reported absent.

INVOCATION BY Pastor Albert Schrock of Bible Baptist Church

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Commissioner Rick Sowers moved to approve the agenda as presented. Commissioner Chuck Taylor seconded the motion. The motion carried 4 - 0.

PETITIONS & PROCLAMATIONS

Vice Mayor Michael Burns read the National Travel & Tourism Week Proclamation and proclaimed May 1 – 7 as National Travel & Tourism Week.

Megan Welch staff representative for Convention Visitors Bureau spoke on the events and activities for the week and encouraged the citizens to go out and explore the all the business attractions.

Vice Mayor Michael Burns read the National Train Day Proclamation and proclaimed May 14th as National Train Day.

Vice Mayor Michael Burns read the Building Safety Month Proclamation and proclaimed the month of May 2022 as Building Safety Month. and encouraged our citizens to join us as we participate in Building Safety Month activities.

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 Work Session Minutes, March 21, 2022.
2. Approval of City Commission Meeting Minutes, March 21, 2022.
3. Appropriation Ordinance No.9, May 2, 2022.
4. Cereal Malt Beverage License:
 - a. Love's Travel Stops & Country Stores, 2505 E. Trail St.
5. Approval to Execute Agreement for KAIP Funding.
6. Approval of Contract for Water Service at 3204 Avenue A.
7. Approval of Appointment for Vacant Position on Housing Authority Board.

Commissioner Joseph Nuci moved to approve the consent calendar as presented. Commissioner Chuck Taylor seconded the motion. The motion carried 4 - 0.

ORDINANCES & RESOLUTIONS

Resolution No. 2022-15: A Resolution declaring the eligibility of the City of Dodge City, Kansas to submit an application to the Kansas Department of Transportation for use of transportation alternatives funds for the Gunsmoke Trail-Comanche Extension Project in Dodge City and authorizing the City Manager to sign the application was approved on a motion by Commissioner Joseph Nuci. Commissioner Rick Sowers seconded the motion. The motion carried 4 - 0.

Resolution No. 2022-16: A Resolution declaring the Eligibility of the City of Dodge City, Kansas to submit an application to the Kansas Department of Transportation for use of transportation alternatives funds for the South Dodge Walking Trail Project in Dodge City and authorizing the City Manager to sign the application was approved on a motion by Commissioner Joseph Nuci. Commissioner Rick Sowers seconded the motion. The motion carried 4 - 0.

Resolution No. 2022-17: A Resolution repealing Resolution No. 2013-02 and all other resolutions in conflict and establishing new rules, regulations, and fees for Maple Grove Cemetery was approved on a motion by Commissioner Chuck Taylor. Commissioner Joe Nuci seconded the motion. The motion carried 4 - 0.

Resolution No. 2022-18: A Resolution of the City of Dodge City, Kansas, authorizing certain public improvements and providing for the payment of the costs thereof (2022 CIP was approved on a motion by Commissioner Rick Sowers. Commissioner Joseph Nuci seconded the motion. The motion carried 4 - 0.

Resolution No. 2022-19: A Resolution of the City of Dodge City, Kansas, authorizing certain public improvements and providing for the payment of the costs thereof (EDA South Wastewater Treatment Plant) was approved on a motion by Commissioner Rick Sowers. Commissioner Chuck Taylor seconded the motion. The motion carried 4 - 0.

UNFINISHED BUSINESS

NEW BUSINESS

1. Commissioner Rick Sowers moved to approve the purchase of a 2020 Chrysler Pacifica in the amount of \$34,769 with a \$4000 trade in for the Convention Visitors Bureau. Commissioner Joseph Nuci seconded the motion. The motion carried 4 - 0.
2. Commissioner Rick Sowers moved to approve the purchase of a camera security system from Starr Computer Solutions in the amount of \$45,891 for the Long Branch Lagoon. Commissioner Joseph Nuci seconded the motion. The motion carried 3 – 1 with Commissioner Chuck Taylor voting nay.
3. Commissioner Chuck Taylor moved to approve the proposals from R.E. Pedrotti Co., Inc. in the amount of \$54,515 to replace the SCADA and Telemetry Panel that were damaged in the water plant fire. Commissioner Rick Sowers seconded the motion. The motion carried 4 – 0.
4. Commissioner Joseph Nuci moved to approve the documents as presented which will accept the final costs for the Wagon Wheel Addition Unit 3 special assessment improvements and the documents that will notice the public and property owners of a public hearing to be set at the May 16 City Commission meeting.. Commissioner Rick Sowers seconded the motion. The motion carried 4 -0.
5. Commissioner Joseph Nuci moved to approve the bid for two (2) Dodge Durango's from JR Audio in the amount of \$92,969 and authorize city staff to explore additional funding to complete the packages that are needed for the vehicles for the Dodge City Police Department. Commissioner Chuck Taylor seconded the motion. The motion carried 4 - 0.
6. Commissioner Joseph Nuci moved to approve the contract for discovery phase scope of services for the Loretta Ave. & US 50 intersection & roadway improvements north to Ross Boulevard with Transystems. in the amount of \$164,305. Commissioner Chuck Taylor seconded the motion. The motion carried 4 - 0.
7. Commissioner Rick Sowers moved to approve the supplemental agreement #1 to the design agreement/scope of services for the south WWTP expansion with PEC Consultants in the amount not to exceed \$2,214,000. Commissioner Chuck Taylor seconded the motion. The motion carried 4 - 0.

8. Commissioner Chuck Taylor moved to approve the design agreement/scope of services for the civil portion of the H2S improvements to the Warrior Bio-gas Project with PEC Consultants in the amount of \$361,110. Commissioner Rick Sowers seconded the motion. The motion carried 4 - 0.

OTHER BUSINESS

STAFF REPORTS

ADJOURNMENT

Commissioner Joseph Nuci moved to adjourn the meeting. Commissioner Chuck Taylor seconded the motion. The motion carried 4 - 0.

ATTEST:

Mayor

City Clerk



Memorandum

To: Nick Hernandez, City Manager and City Commissioners
From: Nicole May, Finance Director
Date: May 12, 2022
Subject: Ordinance No. 3771
Agenda Item: Ordinances and Resolutions

Recommendation: I recommend the City Commission approve Ordinance No 3771.

Background: At the May 2 City Commission meeting, the City Commission approved special assessment process for special assessments for Wagon Wheel Addition, Unit 3. The Public hearing will be held at this meeting. Based upon the notices sent and barring any objections during the public hearing, this ordinance will approve the levying of assessments for property in Wagon Wheel Addition, Unit 3 at the amounts listed in the ordinance. The amounts will be assessed for 15 years and the interest rate used will be the amount we sell the General Obligation bond for that will be issued later in the year.

Justification: In order to levy special assessments on property, this ordinance will need to be approved.

Financial Considerations: None

Purpose/Mission: To expand the infrastructure and development in the City.

Legal Considerations: All legal requirements of the bond procedures are met.

Attachments: Ordinance No. 3771

ORDINANCE NO. 3771

AN ORDINANCE LEVYING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY TO PAY THE COSTS OF INTERNAL IMPROVEMENTS IN THE CITY OF DODGE CITY, KANSAS, AS HERETOFORE AUTHORIZED BY RESOLUTION No. 2020-14 OF THE CITY; AND PROVIDING FOR THE COLLECTION OF SUCH SPECIAL ASSESSMENTS.

WHEREAS, the City Commission of the City of Dodge City, Kansas (the "City") has heretofore authorized certain internal improvements (the "Improvements") to be constructed pursuant to K.S.A. 12-6a01 *et seq.* (the "Act"); and

WHEREAS, the City Commission has heretofore conducted a public hearing in accordance with the Act and desires to levy assessments on certain property benefited by the construction of the Improvements.

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

SECTION 1. Levy of Assessments. For the purpose of paying the costs of the following described Improvements:

Wagon Wheel Addition, Unit 3 – Streets, Water and Sewer

Resolution No. 2020-14

The design, inspection, and construction of the sanitary sewer manholes, gravity sanitary sewer main, water main, water valves, fire hydrants, streets and curbs as necessary to serve Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18, Block 1 and Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block 2; Lots 1, 2, 3, 4, 5, 6, 7, and 8 Block 3 Wagon Wheel Addition, Unit 3 to the City of Dodge City, Ford County, Kansas.

There are hereby levied and assessed the amounts (with such clerical or administrative amendments thereto as may be approved by the City Attorney) against the property described on ***Exhibit A*** attached hereto.

SECTION 2. Payment of Assessments. The amounts so levied and assessed in ***Section 1*** of this Ordinance shall be due and payable from and after the date of publication of this Ordinance. Such amounts may be paid in whole or in part not later than June 30, 2022.

SECTION 3. Notification. The City Clerk shall notify the owners of the properties described in ***Exhibit A*** attached hereto insofar as known to said City Clerk, of the amounts of their respective assessments; and, said notice shall further state that unless such assessments are paid by June 30, 2022, bonds will be issued therefor, and the amount of such assessment will be collected in installments with interest.

SECTION 4. Certification. Any amount of special assessments not paid within the time prescribed in ***Section 2*** hereof shall be certified by the City Clerk to the Clerk of Ford

County, Kansas, in the same manner and at the same time as other taxes are certified and will be collected in fifteen (15) annual installments, together with interest on such amounts at a rate not exceeding the maximum rate therefor as prescribed by the Act. Interest on the assessed amount remaining unpaid between the effective date of this Ordinance and the date the first installment is payable, but not less than the amount of interest due during the coming year on any outstanding bonds issued to finance the Improvements, shall be added to the first installment. The interest for one year on all unpaid installments shall be added to each subsequent installment until paid.

SECTION 5. Effective Date. This Ordinance shall take effect and be in force from and after its passage, approval and publication once in the official City newspaper.

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PASSED by the governing body of the City on May 16, 2022, and signed by the Mayor.

Mayor

(SEAL)

ATTEST:

City Clerk

EXHIBIT A

Assessment Rolls Wagon Wheel Addition, Unit 3 to the City of Dodge City

Property Description			Street, Drainage, Water & Sewer Improvement
Lot 1	Block 1	Wagon Wheel Addition, Unit 3	40,202.75
Lot 2	Block 1	Wagon Wheel Addition, Unit 3	40,202.75
Lot 3	Block 1	Wagon Wheel Addition, Unit 3	40,202.75
Lot 4	Block 1	Wagon Wheel Addition, Unit 3	40,202.75
Lot 5	Block 1	Wagon Wheel Addition, Unit 3	40,202.75
Lot 6	Block 1	Wagon Wheel Addition, Unit 3	40,202.75
Lot 7	Block 1	Wagon Wheel Addition, Unit 3	40,202.75
Lot 8	Block 1	Wagon Wheel Addition, Unit 3	40,202.75
Lot 9	Block 1	Wagon Wheel Addition, Unit 3	40,202.75
Lot 10	Block 1	Wagon Wheel Addition, Unit 3	40,202.75
Lot 11	Block 1	Wagon Wheel Addition, Unit 3	40,202.75
Lot 12	Block 1	Wagon Wheel Addition, Unit 3	40,202.75
Lot 13	Block 1	Wagon Wheel Addition, Unit 3	40,202.75
Lot 14	Block 1	Wagon Wheel Addition, Unit 3	40,202.75
Lot 15	Block 1	Wagon Wheel Addition, Unit 3	40,202.75
Lot 16	Block 1	Wagon Wheel Addition, Unit 3	40,202.75
Lot 17	Block 1	Wagon Wheel Addition, Unit 3	40,202.75
Lot 18	Block 1	Wagon Wheel Addition, Unit 3	40,202.75
Lot 1	Block 2	Wagon Wheel Addition, Unit 3	40,202.75
Lot 2	Block 2	Wagon Wheel Addition, Unit 3	40,202.75
Lot 3	Block 2	Wagon Wheel Addition, Unit 3	40,202.75
Lot 4	Block 2	Wagon Wheel Addition, Unit 3	40,202.75
Lot 5	Block 2	Wagon Wheel Addition, Unit 3	40,202.75
Lot 6	Block 2	Wagon Wheel Addition, Unit 3	40,202.75
Lot 7	Block 2	Wagon Wheel Addition, Unit 3	40,202.75
Lot 8	Block 2	Wagon Wheel Addition, Unit 3	40,202.75
Lot 1	Block 3	Wagon Wheel Addition, Unit 3	40,202.75
Lot 2	Block 3	Wagon Wheel Addition, Unit 3	40,202.75
Lot 3	Block 3	Wagon Wheel Addition, Unit 3	40,202.75
Lot 4	Block 3	Wagon Wheel Addition, Unit 3	40,202.75
Lot 5	Block 3	Wagon Wheel Addition, Unit 3	40,202.75
Lot 6	Block 3	Wagon Wheel Addition, Unit 3	40,202.75
Lot 7	Block 3	Wagon Wheel Addition, Unit 3	40,202.75
Lot 8	Block 3	Wagon Wheel Addition, Unit 3	40,202.75

Total Assessment 1,336,893.50



Memorandum

To: City Manager, City Commissioners
From: Mollea Wainscott, Assistant Director of Economic Development
Date: 05/16/22
Subject: RHID
Agenda Item: Resolution No. 2022-20

Recommendation: Staff recommends adoption of Resolution 2022-20, 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. 2022-20

RESOLUTION NO. 2022-20

**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-28**, attached hereto, and shown on the maps depicting the existing parcels of land contained in **Exhibit B-28**, 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 16th day of May 2022 and signed by the Mayor.

Mayor

ATTEST:

City Clerk

Resolution No. 2022-20

EXHIBIT "A"

Lots One (1) through Eighteen (18), Block Four (4) and Lots One (1) through Eighteen (18), Block Five (5), in Miller Subdivision No. 1, Dodge City, Ford County, Kansas, according to the recorded Plat thereof.

AND

A Tract of land in the Northwest Quarter of Section 2, Township 27 South, Range 25 West of the 6th P.M., in Dodge City, Ford County, Kansas, containing 40.8786 acres, more or less, and being more fully described by Metes and Bounds as follows:

Commencing at the Northwest Corner of Boto Addition to the City of Dodge City, Kansas, said point being a 4" square concrete monument with a 1/2" round re-bar, said corner being 7.05 feet west of the East line of the Northwest Quarter of Said Section 2;

Thence on an assumed bearing of N 0° 13' 56" W, on the extension of the West Line of Boto Addition, a distance of 20.25 feet to the South Right-of-way Line of McCartor Road to the West, said point being the TRUE POINT OF BEGINNING;

Thence on a bearing of S 89° 58' 18" W, along the South Line of McCartor Road, 21.38 feet, to the Northeast Corner of a Tract recorded in the Ford County Register of Deeds Office in Book 220, Page 706;

Thence on a bearing of S 0° 20' 49" W, 350.00 feet to the Southeast Corner of said Tract recorded in said Book 220, Page 706;

Thence on a bearing of S 89° 58' 18" W, a distance of 195.50 feet to the Southwest Corner of said Tract recorded in said Book 220, Page 706, said point being on the East Line of a Tract recorded in said Register of Deeds Book 203, Page 653;

Thence on a bearing of S 0° 20' 49" W, a distance of 128.00 feet to the Southeast Corner of said Tract recorded in said Ford County Register of Deeds Office in Book 203, Page 653;

Thence on a bearing of S 89° 58' 18" W, a distance of 150.00 feet to the Southwest Corner of said Tract recorded in said Book 203, Page 653; Thence on a bearing of N 0° 20' 49" E, a distance of 128.00 feet along the West Line of said Tract recorded in said Book 203, Page 653, to the Southeast Corner of a Tract recorded in said Register of Deeds in Book 204, Pages 174-176;

Thence on a bearing of S 89° 58' 18" W, a distance of 93.30 feet along the South Line of said Tract recorded in said Ford County Register of Deeds Office in Book 204, Pages 174-176;

Thence on a bearing of S 61° 37' 24" W, a distance of 292.71 feet to the Southwest Corner of said Tract recorded in said Book 204, Pages 174-176; Thence on a bearing of N 0° 20'

49" E, a distance of 1.00 feet along the West Line of said Tract recorded in said Book 204 pages 174-176, said point being the Southeast Corner of Cooper Addition to the City of Dodge City, Ford County, Kansas;

Thence on a bearing of N 89° 56' 11" W, a distance of 23.00 feet along the Southerly Line of said Cooper Addition; Thence on a bearing of S 40° 28' 43" W, a distance of 217.60 feet along the Southerly Line of said Cooper Addition;

Thence on a bearing of S 89° 19' 04" W, a distance of 594.80 feet along the South Line of Cooper Addition to the Southwest Corner of said Cooper Addition; Thence on a bearing of N 0° 17' 31" E, a distance of 9.92 feet along the West Line of said Cooper Addition to the Southeast Corner of a Tract recorded in said Ford County Register of Deeds Book 136, Page 353;

Thence on a bearing of S 89° 56' 47" W, along the South Line of said Tract recorded in said Book 136, Page 353, a distance of 167.07 feet to the East Line of Veeann Avenue, said line of Veeann Avenue being the East Line of Miller Addition to the City of Dodge City, Ford County, Kansas;

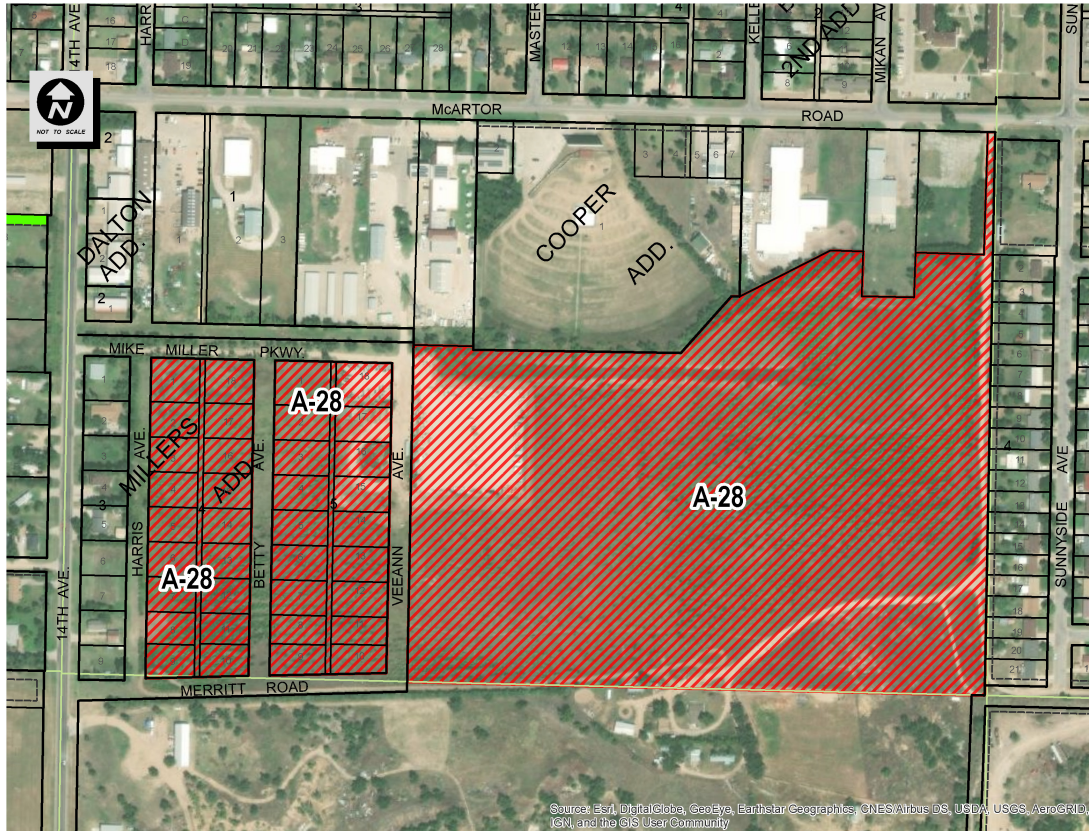
Thence on a bearing of S 0° 21' 42" E, a distance of 959.98 feet along the East Line of Veeann Avenue (East Line of said Miller Addition) to the South line of the Northwest Quarter of Section 2; Township 27 South, Range 25 West of the 6th P.M. Ford County, Kansas;

Thence on a bearing of N 89° 58' 55" E, along the South line of said Northwest Quarter Section 2, a distance of 1,646.33 feet to the West Line of Boto Addition to the City of Dodge City, Ford County, Kansas, said point being 0.59 feet North of the Southwest Corner of said Boto Addition and being 12.75 feet West of the Southeast Corner of the Northwest Quarter of said Section 2; Township 27 South, Range 25 West of the 6th P.M.;

Thence on a bearing of N 0° 13' 56" W, a distance of 1,590.36 feet along the West Line of Boto Addition to the City of Dodge City, Ford County, Kansas, to the POINT OF BEGINNING.

Contains 40.8786 acres, more or less, and being subject to easements and rights-of-ways.

Resolution No. 2022-20
Exhibit B-28





Memorandum

To: Nick Hernandez, City Manager and City Commissioners
From: Nicole May, Finance Director
Date: May 12, 2022
Subject: Resolution 2022-21
Agenda Item: Ordinances and Resolutions

Recommendation: I recommend the approval of Resolution No. 2022-21.

Background: David Swezey is submitting a petition to the create the Village Square Mall Community Improvement District and authorize the proposed CID projects. The petition is to add a 1% sales tax at the Village Square Mall location. There are plans to make improvements at the Village Square Mall to attract a new tenant for the former Gordmans space and also a new Pylon sign, parking lot improvements, infrastructure improvements, and other various improvements throughout the property. The estimated cost of the improvements is \$6,000,000. The petition is on file in my office and is an exhibit to the Resolution. The resolution sets a public hearing for June 20, 2022 and provides for notice of the public hearing. The resolution also restates the general nature of the proposed project, the estimated cost of the project, the proposed methods of financing, and a proposed 1% CID sales tax.

Justification: The Community Improvement District is an economic development tool authorized by the State of Kansas that allows eligible construction costs to be reimbursed to the developer. The additional sales tax collected in the improvement district is the only amount reimbursed to the developer.

Financial Considerations: None

Purpose/Mission: We value progress and business growth for the community.

Legal Considerations: All will be met upon the passage of the Resolution.

Attachments: Resolution No. 2022-21 and Petition

RESOLUTION NO. 2022-21

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF DODGE CITY, KANSAS GIVING NOTICE OF A PUBLIC HEARING ON THE ADVISABILITY OF CREATING A COMMUNITY IMPROVEMENT DISTRICT.

WHEREAS, pursuant to the provisions of the Community Improvement District Act, K.S.A. 12-6a26 *et seq.* (the “Act”), cities are authorized to establish community improvement districts, to authorize the performance of community improvement district projects, and to authorize the financing of such projects from the imposition of a community improvement district sales tax to be levied on the sale of tangible personal property or rendering or furnishing of taxable services within the proposed community improvement district in accordance with the Act; and,

WHEREAS, the Governing Body of the City of Dodge City, Kansas (the “City”) has determined to consider the advisability of creating a community improvement district as described in a petition (the “Petition”) filed for the establishment of a community improvement district in accordance with the Act, a copy of which is attached hereto as ***Exhibit A***; and,

WHEREAS, the City desires to call and conduct a public hearing under the provisions of the Act in order to determine whether it is advisable to create a community improvement district within the City and approve the project and method of financing the project as requested in the Petition pursuant to the Act.

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

Section 1. Time and Place of Hearing. Notice is hereby given that a public hearing will be held by the Governing Body of the City of Dodge City, Kansas to consider the advisability of creating a community improvement district as described in the Petition on June 20th at City Hall, located at 806 N. Second Avenue, Dodge City, Kansas, the public hearing to commence at 7:00 p.m. or as soon thereafter as the Governing Body can hear the matter. At the public hearing, the Governing Body will receive public comment on the foregoing matters.

Section 2. The General Nature of the Proposed Project. The proposed project to be performed within the proposed community improvement district is described in ***Exhibit B***, attached hereto and incorporated herein by reference.

Section 3. The Estimated Cost of the Project. The estimated cost of the proposed project is six million dollars (\$6,000,000)

Section 4. The Proposed Method of Financing the Project. The proposed method of financing for the proposed community improvement district is by reimbursement of costs on a “pay-as-you-go” basis.

Section 5. The Proposed Amount of Community Improvement District Sales Tax. A one percent (1%) community improvement district sales tax is proposed to be levied within the proposed community improvement district in accordance with the Act on the sale of tangible personal property or rendering or furnishing of taxable services within the proposed community improvement district.

Section 6. Legal Description and Map Exhibit. A legal description and map exhibit of the proposed community improvement district are attached hereto as ***Exhibit C*** and ***Exhibit D***, respectively, and incorporated herein by reference.

Section 7. Notice of Public Hearing. The City Clerk is hereby authorized and directed to provide for notice of the public hearing by taking the following actions:

(a) A copy of this resolution must be mailed by United States certified mail, return-receipt requested, at least ten (10) days prior to June 15th, to each owner of real property within the proposed community improvement district.

(b) This resolution, including all exhibits attached hereto, must be published in the official City newspaper once each week for two (2) consecutive weeks; the second publication must occur at least seven (7) days prior to June 15th.

Section 8. Effective Date. This resolution will be effective upon its adoption by the Governing Body of the City of Dodge City, Kansas.

ADOPTED by the Governing Body of the City of Dodge City, Kansas on this 16th day of May, 2022.

Mayor

Attest:

Connie Marquez, City Clerk

Brad Ralph, City Attorney

EXHIBIT A

Community Improvement District Petition

[Petition on file with City Clerk]

EXHIBIT B

Proposed Project

The general nature of the proposed projects (the "**Projects**") is to promote the development of a new tenant for Space #3 at Village Square Mall (the former "Gordmans" space) and to do additional improvements to Village Square Mall including a new Pylon sign, parking lot improvements, infrastructure repairs, and other various improvements to the property. The renovation of space #3 would consist of meeting new tenant requirements to accommodate a new tenant. This would be accomplished by providing community improvement district financing in accordance with this Petition and with the Act to finance the construction, maintenance, and procurement of certain improvements, costs, and services within the District, including, but not limited to: infrastructure-related items, parking lot work, tenant improvements, utilities, lighting, signage, cleaning and maintenance, security, soft costs of the Projects, and the City and the petitioner's administrative costs in establishing and maintaining the District, and any other items permitted to be financed within the District under the Act.

EXHIBIT C

Legal Description

Lot 1

Part of Lot 1 and Lot 2, Block 1, The Village Square Subdivision, City of Dodge City, Ford County, Kansas being more particularly described as follows: Beginning of the Northwest corner of said Lot 1 the Village Square Subdivision, thence South 85°45'18" East, 629.11 feet along the North line of said Lots 1 and 2; thence South 1°41'26" West, 398.41 feet; thence South 88°37'57" East, 199.40 feet to a point on the East line of said Lot 1, The Village Square Subdivision, thence South 1°17'49" West, 38.34 feet along said East line; thence South 25°24'07" East, 27.54 feet along said East line; thence South 1°31'19" West, 465.26 along said East line; thence North 88°16'19" West, 200.00 feet; thence South 1°31'19" West, 69.92; thence North 88°31'51" West, 79.06 feet; thence South 0°45'48" West, 15.83 feet; thence North 88°05'09" West, 55.00 feet; thence South 1°33'11" West, 214.10 feet to a point on the South line of said Lot 1, The Village Square Subdivision; thence North 88°16'55" West, 480.78 feet along said South line to a point being the SW corner of said Lot 1; thence North 0°24'07" East, 1253.34 feet along the West line of said Lot 1 to the point of beginning.

Lot 2

Part of Lot 1 and Lot 2, Block 1, The Village Square Subdivision, City of Dodge City, Ford County, Kansas, being more particularly described as follows: Beginning at the Northeast corner of said Lot 2; thence South 1°17'49" West, 360.77 feet along the East line of said Lots 2 and 1; thence North 88°37'57" West, 199.40 feet; thence North 1°41'26" East, 398.41 feet to a point on the North line

of said Lot 2; thence South $85^{\circ}45'18''$ East, 109.69 feet along said North line, thence South $68^{\circ}23'53''$ East, 92.89 feet along said North line to the point of beginning.

EXHIBIT D
Map

PETITION FOR THE CREATION OF A
COMMUNITY IMPROVEMENT DISTRICT

TO: The Governing Body,
City of Dodge City, Kansas

The undersigned, being the owner of record, whether resident or not, of the following:

1. More than fifty-five percent (55%) of the land area contained within the hereinafter described community improvement district; and
2. More than fifty-five percent (55%) by assessed value of the land area contained within the hereinafter described community improvement district.

Hereby petitions the City of Dodge City, Kansas (the "City") to create a community improvement district and authorize the proposed projects hereinafter set forth, all in the manner provided by K.S.A. 12-6a26, et seq. (the "Act"). In furtherance of such request, the petitioner states as follows:

1. MAP AND LEGAL DESCRIPTION OF THE PROPOSED DISTRICT

A map generally depicting the proposed community improvement district (the "District") is attached hereto as EXHIBIT "A".

The legal description of the District is attached hereto as EXHIBIT "B"

2. GENERAL NATURE OF THE PROJECTS:

The general nature of the proposed projects (the "Projects") is to promote the development of a new tenant for Space #3 at Village Square Mall (the former "Gordmans" space) and to do additional improvements to Village Square Mall including a new Pylon Sign, parking lot improvements, infrastructure repairs, and other various improvements to the property. The renovation of space #3 would consist of meeting new tenant requirements to accommodate a new tenant. This would be accomplished by providing community improvement district financing in accordance with this Petition and with the Act to finance the construction, maintenance, and procurement of certain improvements, costs, and services within the District, including but not limited to infrastructure related items, parking lot work, tenant improvements, utilities, lighting, signage, cleaning and maintenance, security, soft costs of the Projects, and the City and Petitioner's administrative cost in establishing and maintaining the District, and any other items permitted to be financed within the District under the Act.

3. ESTIMATED COST

The estimated or probable cost of the projects is \$6,000,000.00. See the attached EXHIBIT "C".

4. PROPOSED METHOD OF FINANCING

It is proposed that the Projects be financed through private equity, private debt, and community improvement district financing. It is proposed that the community improvement district revenue will be made available to finance the cost of the Projects through pay-as-you-go financing, as defined in the Act.

5. PROPOSED METHOD AND AMOUNT OF ASSESSMENT

It is not being proposed that the Projects be financed through the levying of assessments.

6. PROPOSED AMOUNT OF SALES TAX

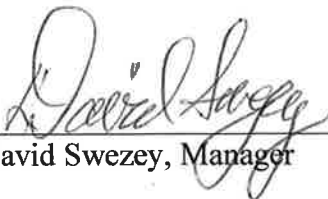
It is being proposed that the Projects be financed in part through the levying of a 1% add-on sales tax as authorized by the Act with such add-on sales tax to commence on October 1, 2022 or any other effective date requested by the petitioner in writing.

7. NOTICE TO PETITION SIGNATORY

Names may not be withdrawn from this Petition by the signatory hereto after the City commences consideration of this Petition, or later than seven (7) days after the filing hereof with the City Clerk, whichever occurs first.

IN WITNESS WHEREOF, the undersigned petitioner has executed the above foregoing petition to create the District at the dates set forth opposite its signature below:

DCM Limited, LLC

By: 
David Swezey, Manager

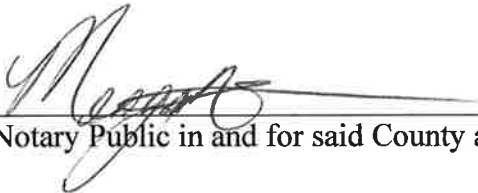
ACKNOWLEDGMENT

STATE OF OKLAHOMA

COUNTY OF TULSA

Be it remembered that on this 26 day of April, 2022 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came **David Swezey** to me personally known, who being by me duly sworn did say he is a Manager of DCM Limited, LLC and that said instrument was signed and delivered on behalf of said company and that said Manager acknowledged said instrument to be the free act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal in the date herein last above written.

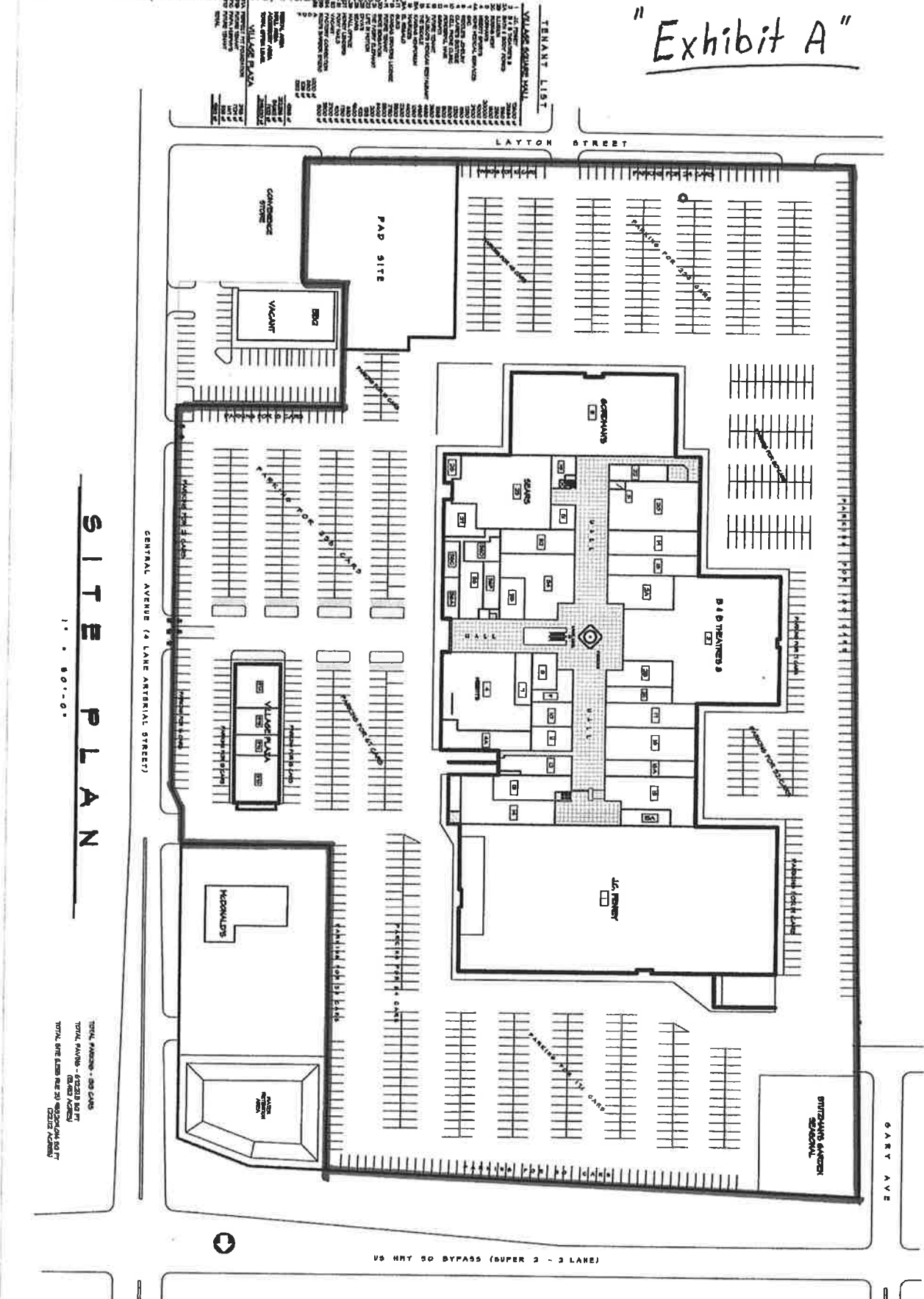


Notary Public in and for said County and State

My Commission Expires:



"Exhibit A"



S I T E P L A N

1" = 50'-0"

TOTAL PARKING - 280 CARS
TOTAL PARKING - 67,200 SQ FT
TOTAL SITE AREA - 1,000,000 SQ FT
TOTAL SITE AREA - 1,000,000 SQ FT

A1.1 SHEET NUMBER	JOB NUMBER VILLAGE SQUARE MALL	DATE 4/13/2020	DRAWN BY JEFF PEARCE	CHECKED BY JEFF PEARCE	SCALE 1" = 50'-0"	PROJECT NO. 2000000000	VILLAGE SQUARE MALL 2601 CENTRAL DODGE CITY, KANSAS 67801	PEARCE CONSTRUCTION PLANNING LLC Architectural Design and Drafting phone: 820-338-0218 email: don.pearce@pearce.com 405 LEALAND CIRCLE DODGE CITY, KANSAS 67801	THIS DRAWING IS THE PROPERTY OF PEARCE CONSTRUCTION PLANNING LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF PEARCE CONSTRUCTION PLANNING LLC.

EXHIBIT "C"

ESTIMATE OF PROBABLE COST OF PROJECTS

<u>Description</u>	<u>Cost</u>
<u>Hard Costs</u>	
Building Renovation	\$ 1,000,000
Pylon Sign	\$ 35,000
Roof Repairs	\$ 500,000
Parking lot renovations	\$ 500,000
Fascade Painting & Repair	\$ 65,000
Contingencies	\$ 80,000
Subtotal - Hard Cost	\$ 2,180,000
<u>Soft Cost</u>	
Architectural & Engineering	\$ 35,000
Loan Fees	\$ 20,000
Legal/Leasing/Miscellaneous	\$ 75,000
Loan costs and fees	\$ 40,000
Subtotal - Soft Costs	\$ 170,000
Total Soft & Hard Cost	\$ 2,350,000
<u>Ongoing Expenses</u>	
Improvements, Administration, Repairs & Maintenance - 22 years	\$ 3,650,000
TOTAL PROJECT COST	\$ 6,000,000



Memorandum

To: City Commission
From: Ryan Reid, Director of Administration
Date: 05/11/2022
Subject: Mowers for Golf
Agenda Item: New Business

Recommendation: Authorize the purchase of three new mowers as below.

Two (2) Jacobson gp400 Tee Mowers from Kansas Golf and Turf: \$85,453 (42,726.50 each)
One (1) Jacobson AR530 Rough Mower from Kansas Golf and Turf: \$70,700

Background: Staff opened bids May 6th and reviewed the bids. The Jacobsons have been very reliable and Kansas Golf and Turf has been good to work with. Additionally we have some mower attachments that will only work with Jacobson.

Justification:

The tee mowers we are replacing are from 2007 and 2009. Replacing these mowers should improve uptime. These are expected to last at least ten years. These are used to mow 72 tee boxes at Mariah Hill, two-three times weekly.

The Rough mower would replace a 2001 model as well as a 2016 model that has needed expensive repairs since purchased (different brand). This unit would be used to mow the rough areas at Mariah Hills.

Financial Considerations: This is a budgeted purchase. The older mowers will be sold at auction.

Purpose/Mission: Together we value progress, growth and ongoing improvement.

Legal Considerations: There are no legal considerations.

Attachments:

None

Bid Tab
Two (2) Tee Mowers

<u>Bidder</u>	<u>Quant</u>	<u>Total \$</u>	<u>Notes</u>
Van Wall	2	\$ 76,198.00	Nov 30 arrival, JD 2400
Toro	2	\$89,665	270 Days
Kansas Golf and Tu	2	\$85,453	2023 arrival, Jacobson gp400 Works with attachments Reliability has been very good

One (1) Rough Mowers

<u>Bidder</u>	<u>Quant</u>	<u>Total \$</u>	<u>Notes</u>
Van Wall	1	\$ 87,559.00	November arrival, 9009A
Val Wall	1	\$41,425.00	Trimax Snake 400, does not meet specs
Toro	1	\$93,096.18	400d, 270 days
Kansas Golf and Tu	1	\$70,700	AR530, Spring 2023 Reliability has been very good



Jacobson Tee Mower



Jacobson Rough Mower AR530

42,726.50



Memorandum

To: Nick Hernandez, City Manager and City Commissioners
From: Nathan Littrell, Planning & Zoning Administrator
Date: May 16, 2022
Subject: Vickie's Addition Plat
Agenda Item: New Business

Recommendation: The Planning Commission met on May 10, 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 zoned R-2 Residential Medium Density to allow for this platted lot to be subdivided into 4 lots. This property had previously been split into two lots. In order to split up these lots further, replatting was required. The two existing lots have residences on the west, off of Missouri Dr. There is a previously dedicated drainage easement on the north end of the property.

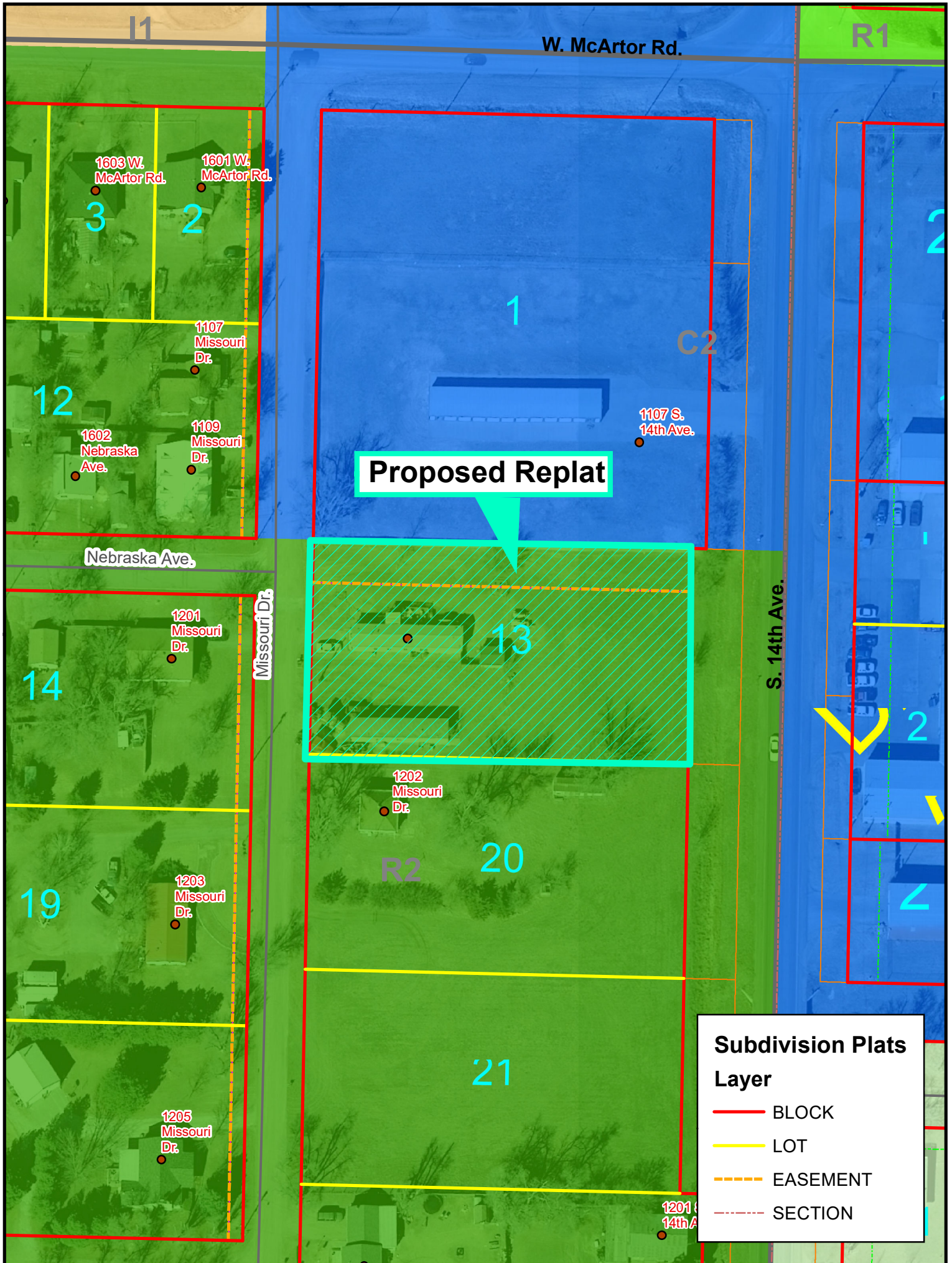
Justification: Dividing this lot into 4 smaller lots that will each be about 60' by 133', around 8,000 sq. ft. in size. The minimum lot width for R-2 is 50' and minimum lot area is 6,000 sq. ft., so the lots exceed minimum size requirements. The proposed western lots will still be accessed off of Missouri Dr. and the eastern lots will be accessed from 14th Ave. This plat proposes to take the drainage easement and make that a dedicated drainage way. Adjacent property owners would still be responsible for the maintenance of this drainage way. This plat meets the City's zoning and subdivision regulations and is in agreement with the City's 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



FINAL PLAT OF:
VICKIE'S ADDITION
TO THE CITY OF DODGE CITY,
FORD COUNTY, KANSAS

LAND SURVEYOR'S DESCRIPTION:

VICKIE'S ADDITION IS A REPLAT OF THAT PART OF LOT13 SUN-CREST SUB-DIVISION IN DODGE CITY, FORD COUNTY, KANSAS DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 13;
THENCE ON THE GLOBAL POSITIONING SATELLITE SYSTEM BEARING OF NORTH 00°13'13" EAST, ALONG THE WEST LINE OF SAID LOT 13, FOR A DISTANCE OF 149.96 TO THE NORTHWEST CORNER OF SAID LOT 13;
THENCE ON THE BEARING OF SOUTH 89°40'15" EAST, ALONG SAID THE NORTH LINE OF SAID LOT 13, A DISTANCE OF 266.66 FEET TO THE NORTHEAST CORNER OF SAID REPLAT AND THE CURRENT WEST RIGHT-OF-WAY LINE OF 14TH AVENUE;
THENCE ON THE BEARING OF SOUTH 00°11'30" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 150.08 FEET TO THE SOUTHEAST CORNER OF SAID REPLAT AND THE SOUTH LINE OF SAID LOT 13;
THENCE ON THE BEARING OF NORTH 89°38'35" WEST, ALONG THE SOUTH LINE OF SAID LOT 13, FOR A DISTANCE OF 266.73 FEET TO THE POINT OF BEGINNING;
CONTAINING 0.9185 ACRES

REPORT OF SURVEY:

THE SURVEY OF LOT 13 BY DOUG GROVE IN 1999, WHICH IS OF RECORD AT THE FORD COUNTY REGISTER OF DEEDS OFFICE IN MISC. BOOK 97 AT PAGES 429-433, CONTAINS NUMEROUS ERRORS:
1.) HE LAID THE LOT OUT FROM THE CURRENT EAST LINE OF THE NORTHEAST QUARTER OF SECTION 3 AND THUS IGNORED THE EAST-WEST POSITION OF ALL OF THE EXISTING CORNERS IN THE SUN-CREST SUB-DIVISION INCLUDING, BUT NOT LIMITED TO THE NORTHWEST CORNER OF SAID LOT. IN 1997 (WHILE EXECUTING A TO Z JOB # 97-26) I PERFORMED A EXTENSIVE RETRACEMENT OF SUN-CREST SUB-DIVISION. THE VAST MAJORITY OF CORNERS IN THE SUBDIVISION FIT VERY WELL TO THE PLAT AND TO EACH OTHER. HOWEVER THEY DO NOT FIT TO ANY OF THE POSSIBLE EAST LINES OF THE NORTHEAST QUARTER. I WILL PROVIDE THE NOTES OF SAID SURVEY TO WHATEVER SURVEY COMPANY REQUEST IT.
2.) THE PROBLEM ARISES, THOUGH THAT EVEN WHAT HE DID WAS WRONG, IT WAS JUST REPEATING THE ERROR BECAUSE THE NEW WEST RIGHT-OF-WAY LINE OF 14TH AVENUE WAS SURVEYED AND MARKED FROM THE SECTION LINE AND NOT THE EAST 35.62 FEET OF THE LOT (AS DESCRIBED).
THEREFOR I DID ACCEPT THE EAST LINE OF HIS SURVEY BECAUSE IT FOLLOWED THE PREVIOUS ERROR.

OWNER'S CERTIFICATE AND DEDICATION:

STATE OF KANSAS)
) SS
COUNTY OF FORD)
THIS IS TO CERTIFY THAT WE, THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S DESCRIPTION, DO HEREBY CONSENT TO THE PREPARATION OF VICKIE'S ADDITION AND THE DEDICATION OF ALL PUBLIC RIGHT-OF-WAYS, SETBACKS, AND OTHER FEATURES AS SHOWN ON THE FINAL PLAT.

LAND OWNER'S:

ROBERT L. WADDELL JR. VICKIE A. WADDELL
AS CO-TRUSTEES OF THE REVOCABLE TRUST OF ROBERT L. WADDELL JR. DATED JANUARY 19, 2004.

NOTARY'S CERTIFICATE:

STATE OF KANSAS)
) SS
COUNTY OF FORD)
BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME THE ABOVE MENTIONED LANDOWNERS 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 HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC: PRINT NAME NOTARY PUBLIC: SIGNATURE
MY COMMISSION EXPIRES: _____

COUNTY SURVEYOR'S CERTIFICATE:

REVIEWED FOR MINIMUM STANDARDS AND STATUTORY REQUIREMENTS BY THE COUNTY SURVEYOR OF FORD COUNTY, KANSAS,

THIS _____ DAY OF _____, 2022.

COUNTY SURVEYOR: BENJAMIN A. RUMBAUGH LS 1601

DODGE CITY PLANNING COMMISSION CERTIFICATE:

THIS PLAT OF VICKIE'S ADDITION HAS BEEN SUBMITTED AND APPROVED BY THE DODGE CITY PLANNING COMMISSION ON

THIS _____ DAY OF _____, 2022.

CHAIRMAN: TOM TAYLOR SECRETARY: NATHAN LITTRELL

CITY OF DODGE CITY COMMISSIONER'S CERTIFICATE:

THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY ACCEPTED BY THE BOARD OF CITY COMMISSIONERS OF DODGE CITY, KANSAS,

THIS _____ DAY OF _____, 2022.

E. KENT SMALL (MAYOR) ATTESTED BY: CONNIE MARQUEZ (CITY CLERK)

REGISTER OF DEEDS CERTIFICATE:

STATE OF KANSAS)
) SS:
COUNTY OF FORD)
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE FORD COUNTY REGISTER OF DEEDS OFFICE, THIS _____ DAY OF _____, 2022, AT _____ O'CLOCK _____,

IN THE PLAT CABINET IN SHEATH _____.

REGISTER OF DEEDS:
BRENDA POGUE

TRANSFER RECORD CERTIFICATE:
ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2022.

COUNTY CLERK: DEBBIE COX

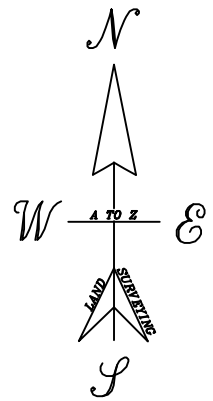
LAND SURVEYOR'S CERTIFICATE:

I, KEVIN WAYNE NOLL, A LICENSED LAND SURVEYOR IN THE STATE OF KANSAS, HEREBY CERTIFY THAT I HAVE PERSONALLY SURVEYED AND PLATTED VICKIE'S ADDITION AND THAT THE PROPERTY CORNERS HAVE BEEN SET AS REQUIRED BY STATUTE.
FIELD COMPLETION DATE: APRIL, 2022

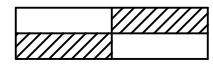
KEVIN W. NOLL LS # 1053
A TO Z LAND SURVEYING
23499 SW D ROAD
JETMORE, KANSAS 67854
PHONE 620-339-6635
JOB: 21-47

LEGEND
● FOUND 5/8" I.D. GALVANIZED PIPE (BELIEVED TO BE AT ORIGINAL CORNER)
▲ FOUND SURVEY MON. AS DESCRIBED
○ FOUND 1/2" REBAR WITH YELLOW PLASTIC KSS KS 662 CAP IN CONCRETE 3" DEEP, FROM SURVEY OF LOT 13 BY DOUG GROVE IN 1999 OF RECORD AT FORD COUNTY REGISTER OF DEEDS IN MISC. BOOK 97 AT PAGES 429-433 (SEE REPORT)
× SET 3/4" I.D. X 24" LONG PIPE WITH ORANGE PLASTIC A TO Z LS 1053 SURVEY CAP (UNLESS OTHERWISE LABELED)
99.90' (100.0') MEASURED VALUE (TRIMBLE R10 OR 4700 GPS)
[100.0' D G] SUN-CREST SUB-DIVISION VALUE
N DESCRIPTION AND GROVE SURVEY VALUE
LINE HAS BEEN FORESHORTENED

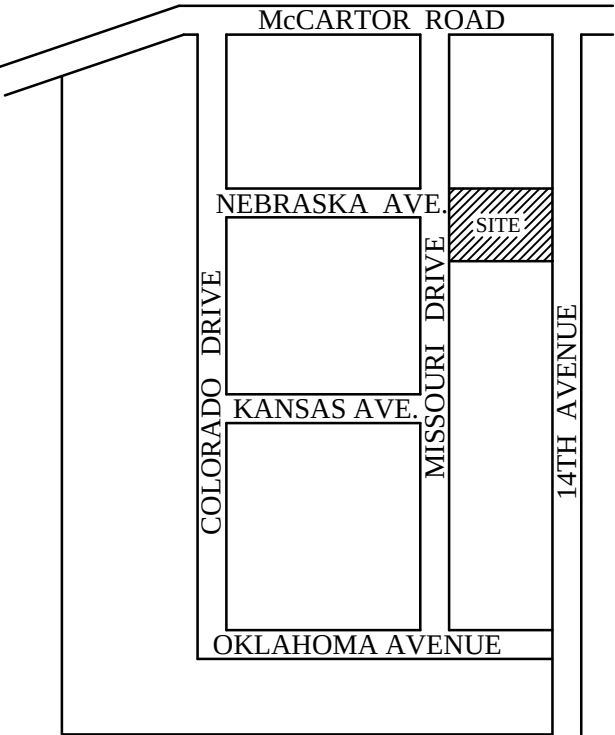
NEBRASKA AVE.



Scale: 1" = 40'

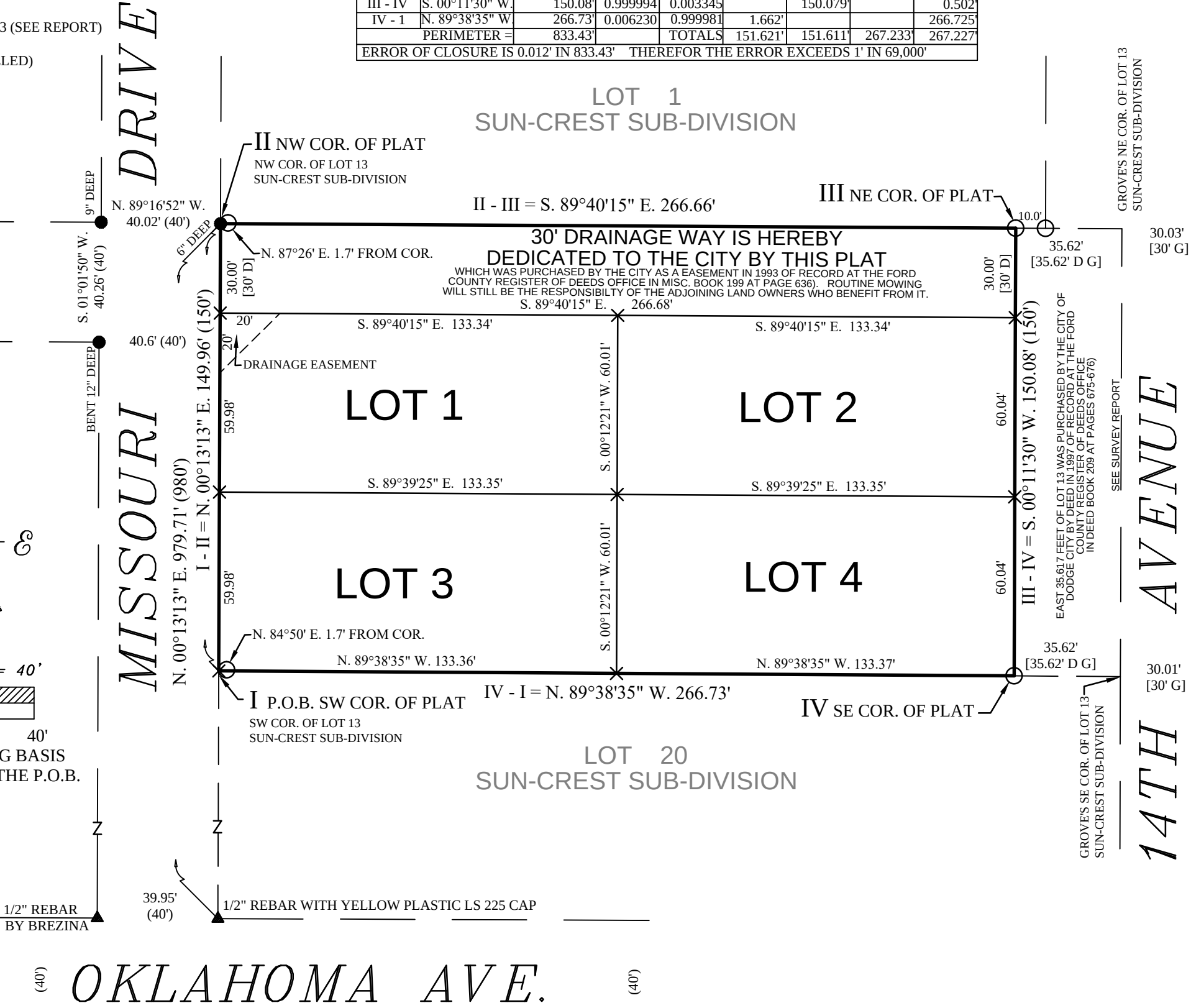


G.P.S. BEARING BASIS
BASE POINT IS THE P.O.B.



VICINITY MAP

CLOSURE BLOCK								
LINE	BEARING	HORZ. DIST.	N-S COS.	E-W SIN.	NORTH	SOUTH	EAST	WEST
I - II	N. 00°13'13" E.	149.96'	0.999993	0.003845	149.959'		0.577'	
II - III	S. 89°40'15" E.	266.66'	0.005745	0.999983		1.532'	266.656'	
III - IV	S. 00°11'30" W.	150.08'	0.999994	0.003345		150.079'		0.502'
IV - I	N. 89°38'35" W.	266.73'	0.006230	0.999981	1.662'			266.725'
PERIMETER =		833.43'			TOTALS	151.621'	151.611'	267.233'
ERROR OF CLOSURE IS 0.012' IN 833.43'		THEREFOR THE ERROR EXCEEDS 1' IN 69,000'						



1/2" REBAR WITH YELLOW PLASTIC LS 809
CAP IN MON. BOX AT E 1/4 COR. OF SEC. 3,
T. 27 S., R. 25 W. OF THE 6TH PM FORD COUNTY, KS

EAST LINE OF NE 1/4 SEC. 3, T. 27 S., R. 25 W. OF 6TH P.M. ACCORDING TO DOUG GROVES 1999 SURVEY AND KIRKHAM, MICHAEL & ASSOC. DESCRIPTIONS FOR ACQUIRING R/W FOR KDOT PROJECT ON 14TH AVENUE IS NOT THE SAME LINE AS USED FOR THE PLAT OF SUN-CREST SUB-DIVISION (SEE REPORT)

WEST LINE OF NW 1/4 SEC. 2, T. 27 S., R. 25 W. OF 6TH P.M. ACCORDING TO PLATS IN SAID QUARTER

N. 76°02' E. 5.75'
1/2" REBAR WITHOUT CAP IN MON. BOX AT W 1/4 COR. OF SEC. 2,
T. 27 S., R. 25 W. OF THE 6TH PM FORD COUNTY, KS



Memorandum

To: Nick Hernandez, City Manager and City Commissioners
From: Nathan Littrell, Planning & Zoning Administrator
Date: May 16, 2022
Subject: Rodeo Hills Subdivision Plat
Agenda Item: New Business

Recommendation: The Planning Commission met on May 10, 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 zoned R-2 Residential Medium Density and R-3 Residential Higher Density to allow for the property to be developed with both single-family and multi-family residential. The property was rezoned to R-2 and R-3 on Dec. 20, 2021.

Justification: As proposed in the rezoning process, the lots on the eastern portion are sized to meet R-1 Residential Low Density minimum requirements. The lots reduce in size from east to west where it transitions to multi-family housing. All lots on plat are sized to meet at least the minimum size requirements of R-2 zones. This plat meets the City's zoning and subdivision regulations and is in agreement with the City's 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 15
Township 26 S
Range No. 25 W

Subdivision Case No. 21-19
Date Filed 5/5/22

- I. Name of Subdivision. Rodeo Hills
- II. General Location. W Ross Blvd
- III. Name of Property Owner Sunview Development LLC
Address 600 S Washington, Ardmore OK 73401
Phone 580-226-0416
- IV. Name of Agent Jay Mauck
Address Po Box 1766, Kingston OK 73439
Phone 580-916-6277
- V. Name of Surveyor Pro Stake LLC
Address 503 N 6th St #104
Phone Garden City KS 67846
- VI. Subdivision Information:
- A. Gross Acreage of Plat. 46.57 (Ac.)
- B. Number of Lots:
1. Residential 175
2. Commercial _____
3. Industrial _____
4. Other _____
- C. Minimum Lot Frontage 60, 60
- D. Minimum Lot Area _____
- E. Existing Zoning R2, R3
- F. Proposed Zoning Current zoning is R2 & R3
- G. Public Water Supply Yes ☒ No _____
- H. Public Sanitary Sewers Yes ☒ No _____

.....
This application was received at the office of the Secretary of the Dodge City Planning Commission on the 5th day of May, 2022. It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ 200.00.

Nathan Little
Name

Planning + Zoning Administrator
Title

Proposed Replat

W. Ross Blvd.

ROSS BLVD.

1800 W.
Ross Blvd.

3011
Center
Ave.

3010
Center
Ave.

3007
Center
Ave.

3006
Center
Ave.

3001
Center
Ave.

3004
Center
Ave.

2913
Center
Ave.

2914
Center
Ave.

2909
Center
Ave.

2910
Center
Ave.

2905
Center
Ave.

2906
Center
Ave.

2901
Center
Ave.

2900
Center
Ave.

PLAINS

R2

2813
Center
Ave.

2812
Center
Ave.

2805
Center
Ave.

2808
Center
Ave.

2803
Center
Ave.

2804
Center
Ave.

2801
Center
Ave.

2800
Center
Ave.

CECIL

Cecil St.

2713
Center
Ave.

2712
Center
Ave.

2709

2708

Subdivision Plats Layer

- BLOCK
- LOT
- EASEMENT
- SECTION

2104
Frontview

2100
Frontview



Legend:

- - set 1/2"x24" rebar with plastic cap PS190
- △ - found monument as noted
- B. - Point of Beginning
- g - Book and Page
- line foreshortened
- san - sewer manhole
 - _____ underground sewer line
 - _____ underground gas line
- ⊙ - gas marker
- W - water valve
- FD - fire hydrant
 - _____ underground water line
 - _____ overhead or underground electric line
 - _____ underground telecommunication line