

CITY COMMISSION MEETING AGENDA

City Hall Commission Chambers

Monday, February 21, 2022

7:00 p.m.

MEETING #5205

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

APPROVAL OF AGENDA

PETITIONS & PROCLAMATIONS

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

CONSENT CALENDAR

1. Approval of City Commission Work Session Minutes, February 7, 2022.
2. Approval of City Commission Meeting Minutes, February 7, 2022.
3. Appropriation Ordinance No.4, February 21, 2022.
4. Cereal Malt Beverage License:
 - (a) Tacos Jalisco, 412 E. Wyatt Earp Blvd.

ORDINANCES & RESOLUTIONS

Ordinance No. 3769: An Ordinance of the City of Dodge City, Kansas Amending the Official Zoning Map of the City, Changing the Property Located at Ross Boulevard from R-S Residential

Suburban to R-2 Residential Medium Density. Report by Planning & Zoning Administrator, Nathan Littrell.

UNFINISHED BUSINESS

NEW BUSINESS

1. Approve the Proposal from Streamline Innovations Inc. to complete a Schedule A Engineering Package for a Valkyrie H2S Treating System. Report by Tanner Rutschman, City Engineer.
2. Approval of Quotes for New Building Cement Floor for the Animal Shelter. Report by Drew Francis, Chief of Police.
3. Approval to Submit SPARKS Grants Applications. Report by Nick Hernandez, City Manager.

OTHER BUSINESS

STAFF REPORTS

ADJOURNMENT

CITY COMMISSION WORK SESSION MINUTES

City Hall Commission Chambers

Monday, February 7, 2022

6:15 p.m.

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 OR ORDER

ROLL CALL: Mayor Kent Smoll, Commissioners Chuck Taylor, Michael Burns, Joseph Nuci. Rick Sowers joined at 6:23 pm.

WORK SESSION

City Engineers, Tanner Rutchmann along with Ray Slattery gave a presentation on the Biogas Facility and explained the process of the Hydrogen Sulfide (H₂S) Impacts.

ADJOURNMENT

Mayor Kent Smoll adjourned the meeting.

ATTEST:

Mayor

City Clerk

CITY COMMISSION MEETING MINUTES

City Hall Commission Chambers

Monday, February 7, 2022

7:00 p.m.

MEETING #5204

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 Kent Smoll, Commissioners Rick Sowers, Chuck Taylor, Michael Burns, Joseph Nuci present.

INVOCATION by Pastor Corky Spitler of Christ the King Lutheran Church

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Commissioner Chuck Taylor made a motion to approve the agenda as presented. Commissioner Michel Burns 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).

Police Chief Drew Francis introduced the three new police officers that joined the Dodge City Police Department, Rogelio Meza, Diego Medina and Margaret O’Leary and they were all sworn in with the City Loyalty Oath. Congratulations to Rogelio, Diego and Margaret.

CONSENT CALENDAR

1. Approval of City Commission Meeting Minutes, January 18, 2022.
2. Appropriation Ordinance No.3, February 7, 2022.
3. Cereal Malt Beverage License:
 - a. Don Hector, 208 S. 2nd Avenue
 - b. Yardley Dodge City, 2524 E. Wyatt Earp Blvd.
4. Approval of Contract for Water Service for 1504 Avenue P.
5. Approval of Contract for Water Service for 1608 Avenue P.

Commissioner Michael Burns made a motion to approve the consent calendar. Commissioner Rick Sowers seconded the motion. The motion carried unanimously.

ORDINANCES & RESOLUTIONS

Resolution No. 2022-06: A Resolution Authorizing Signers at Municipal Investment Pool was approved on a motion by Commissioner Michael Burns. Commissioner Joseph Nuci seconded the motion. The motion carried unanimously.

Resolution No. 2022-07: A Resolution Authorizing Signers at Western State Bank was approved on a motion by Commissioner Michael Burns. Commissioner Joseph Nuci seconded the motion. The motion carried unanimously.

Resolution No. 2022-08: A Resolution Authorizing the Sale and Conveyance of Lot 3, Fourteenth Avenue and Soule Subdivision, Original town of the City of Dodge City, Kansas to Capital Development LLC was approved on a motion by Commissioner Michael Burns. Commissioner Chuck Taylor seconded the motion. The motion carried unanimously.

UNFINISHED BUSINESS

NEW BUSINESS

1. Commissioner Joseph Nuci moved to approve the bid from Lewis Chevrolet in the amount of \$45,928 for two (2) new vehicles for Police Department. Commissioner Michael Burns seconded the motion. The motion carried unanimously.
2. Commissioner Rick Sowers moved to approve the purchase from TCS Uplifters in the amount of \$199,674.28 for four (4) police patrol vehicles. Commissioner Chuck Taylor seconded the motion. The motion carried unanimously.
3. Commissioner Joseph Nuci moved to approve of supplemental agreement with PEC not to exceed the amount of \$179,957.3. for inspections services for the 2nd Avenue Bridge & RCB Repairs. Commissioner Michael Burns seconded the motion. The motion carried unanimously.
4. Commissioner Rick Sowers moved to approve of the appointments and commissions to the 2022 Advisory Board. Commissioner Michael Burns seconded the motion. The motion carried unanimously.
5. All Commissioners consented to approve to allow city staff to solicit a sole source bid for ribbon board and audio video setup at United Wireless Arena.

OTHER BUSINESS

STAFF REPORTS

ADJOURNMENT

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

ATTEST:

Mayor

City Clerk



Memorandum

To: Nick Hernandez, City Manager and City Commissioners
From: Nathan Littrell, Planning & Zoning Administrator
Date: February 21, 2022
Subject: Rezoning for Sunview Development
Agenda Item: Ordinance #3769

Recommendation: The Planning Commission held a public hearing on February 8, 2022 and recommends approval of this zoning amendment. It is also City staff's recommendation to approve this rezoning.

Background: The applicant wishes to rezone this vacant property from R-S Residential Suburban to R-2 Residential Medium Density. The property was annexed into the City on January 18, 2022 and by default per City requirements was zoned R-S Residential Suburban. The proposed development will consist of single-family housing. A Rural Housing Incentive District (RHID) is in the process of being established.

Justification: This proposed zoning change will allow for smaller single-family lots which will better allow for affordable housing for low to moderate income families. This has been identified by the Community Housing Assessment Team (CHAT) as a need of the community. The rezoning of this property is in agreement with the City's Comprehensive Plan.

Financial Considerations: None

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

Legal Considerations: None

Attachments: Ordinance #3769, Map

ORDINANCE NO. 3769

AN ORDINANCE OF THE CITY OF DODGE CITY, KANSAS AMENDING THE OFFICIAL ZONING MAP OF THE CITY, CHANGING THE PROPERTY LOCATED ROSS BOULEVARD FROM R-S RESIDENTIAL SUBURBAN, TO R-2 RESIDENTIAL MEDIUM DENSITY.

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

SECTION 1: The following described real property located in Dodge City, Ford County, Kansas is hereby rezoned:

A tract of land in the Southwest Quarter (SW/4) of Section Fifteen (15), Township Twenty-six (26) South, Range Twenty five (25) West of the Sixth Principal Meridian, Ford County, Kansas:

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

A depiction of the Property is attached hereto as Exhibit "A".

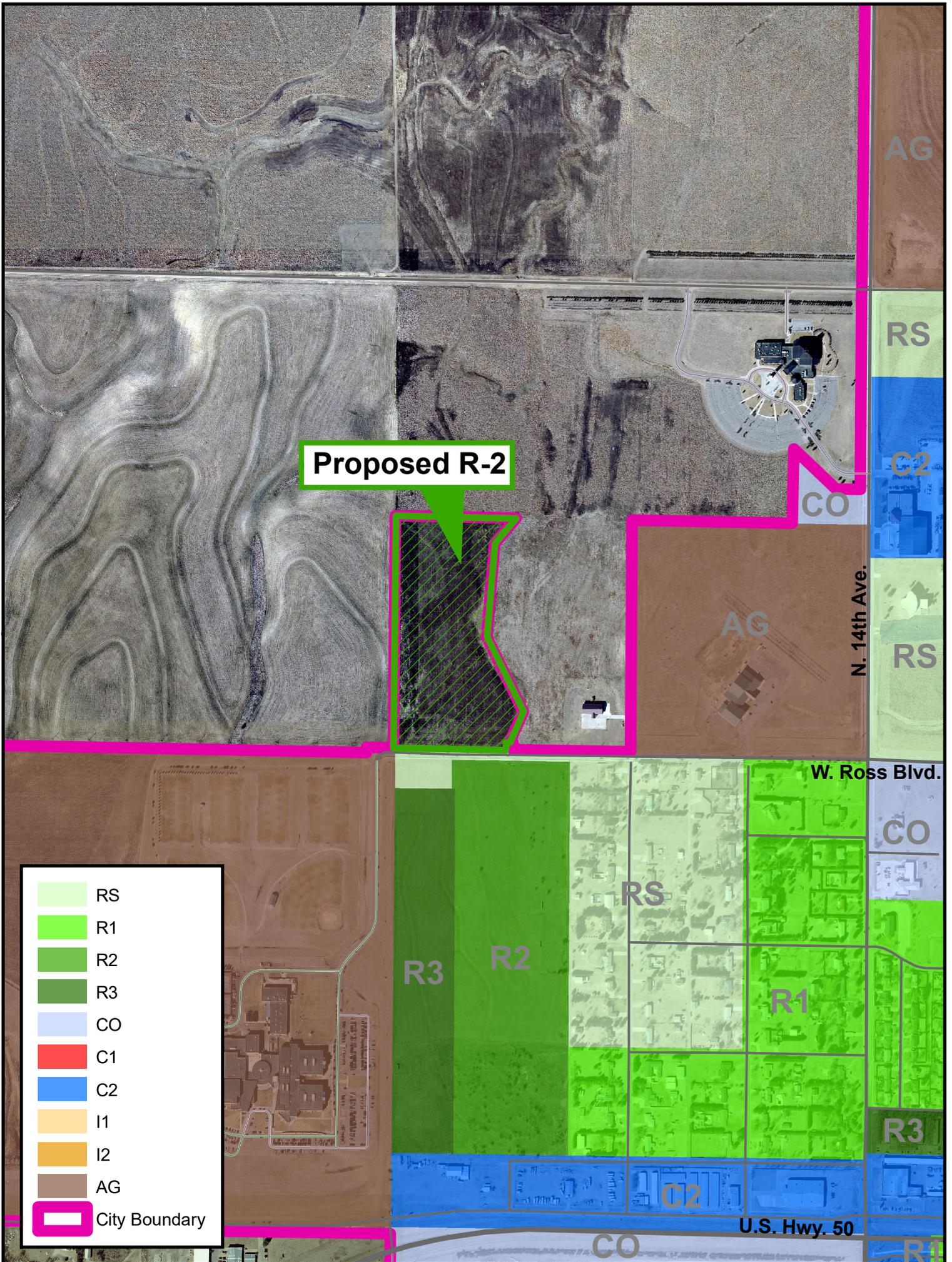
SECTION 2: This ordinance shall take effect, from and following its publication in the official paper, as required by law.

PASSED BY THE CITY OF DODGE CITY GOVERNING BODY, IN REGULAR SESSION AND APPROVED BY THE MAYOR, THIS TWENTY-FIRST DAY OF FEBRUARY, 2022.

KENT SMOLL, MAYOR

ATTEST:

CONNIE MARQUEZ, CITY CLERK



Proposed R-2

- RS
- R1
- R2
- R3
- CO
- C1
- C2
- I1
- I2
- AG
- City Boundary



Memorandum

To: Nick Hernandez, City Manager and City Commissioners
From: Tanner Rutschman, PE, City Engineer
Date: February 21, 2022
Subject: Schedule A Engineering Package for a Valkyrie H2S Treating System, SS1601
Agenda Item: New Business

Recommendation: Approve the proposal from Streamline Innovations Inc. to complete a Schedule A Engineering Package for a Valkyrie H2S Treating System in the amount of \$185,750.00.

Background: The raw biogas produced at our wastewater treatment plant consists of 74% Methane, 24% Carbon Dioxide, 1% Nitrogen, & 1% Hydrogen Sulfide (H2S) gas. H2S gas is a corrosive byproduct of the anaerobic digestion process and is currently separated and burned in our thermal oxidizer (TOX) for emissions control. It is a common problem dealt with in biogas systems. Unfortunately, our facility deals with a significant concentration of H2S (10,000 ppm or 1% by volume). This high concentration has been adversely impacting the efficiency to which our biogas facility can separate methane to be sold through the pipeline and has caused the largest portion of valve slams at Northern Natural Gas' interconnect.

The best way to measure efficiency with our biogas facility is through a heat balance (Heat In = Heat Out).

$$\sum \text{Raw Gas Streams} = \text{Biomethane Sold} + \text{Gas Flared} + \text{Gas Burnt in TOX}$$

$$\text{Methane Capture Efficiency} = (\text{Biomethane Sold} \div \sum \text{Raw Gas Streams}) \times 100$$

EXAMPLE CALCULATION: 2021 Production

$$\frac{276,765 \text{ MMBtu (Sales)}}{150,093 \text{ MMBtu (D3)} + 389,362 \text{ MMBtu (OCI)}} \times 100 = \mathbf{51\% \text{ METHANE CAPTURE RATE}}$$

Guild Associates operates facilities that achieve upwards of 95-96% efficiency in methane capture. In 2019, 2020 & 2021 our facility operated with an overall methane capture rate of 72%, 61% & 51% respectively. The main culprit in our reduced methane capture rate is H2S. This substandard methane capture rate due to H2S prompted us to research potential H2S removal systems and is how we came across Streamline Innovations. Streamline operates H2S removal systems that can remove H2S from gas down to natural gas pipeline specification and produces non-hazardous elemental sulfur as a byproduct. Historically, they have worked in the oil & gas industry where they remove H2S concentrations that are 15-20 times ours but have started to install H2S systems at landfills and wastewater treatment plants.

Justification: In 2021, the Dodge City Biogas Facility was only able to capture 51% of the methane produced. The other 49% was combusted in the thermal oxidizer or the candlestick flare. This engineering package will provide a site-specific design of a Valkyrie H₂S treating unit that will enable the City to increase methane capture efficiency and optimize biomethane revenues. If hydrogen sulfide is not addressed, the City will not be able to achieve revenues much greater than it already has from biogas sales. H₂S removal will help extend the life of the filter media and the overall biogas plant as well as open the door for potential end uses for Carbon Dioxide gas. A spreadsheet is attached to this memo that shows the estimated return on investment (ROI) for the purchase and installation of this system.

Financial Considerations: This Schedule A Package will cost \$185,750.00 and be paid out of the Biogas fund.

Purpose/Mission: The completion of this project aligns with the City's Core Value of Ongoing Improvement by preparing for the community's future.

Legal Considerations: By approving the agreement from Streamline Innovations Inc., the City will enter a contract with Streamline Innovations Inc. and be responsible to make payments for the completed work.

Attachments: Schedule A Engineering Package Agreement for a Valkyrie H₂S Treating System and an estimated ROI for the H₂S Treating System.

February 10, 2022

Mr. Tanner Rutschman. P.E.
806 N 2nd Avenue
Dodge City, Kansas 67801**RE: Schedule A Engineering Package for Valkyrie H2S Treating System Agreement**

Streamline Innovations, Inc. (“**Streamline**”) appreciates the opportunity to provide this proposal to advance our offering of a Valkyrie H2S Treating System (“**Valkyrie or H2S Treating System**”) for removal of H2S in the biogas at the Warrior Biogas Facility (“**Site**”) owned by the City of Dodge City, Kansas (“**Dodge City**”). This proposal summarizes the Scope of Work, Deliverables and Commercial Terms for the Schedule A Engineering Package for a Valkyrie Plant (“**Schedule A**”).

Project Background

Dodge City currently operates the Warrior Biogas Facility (“**Biogas Facility**”) that is experiencing H2S concentrations around 10,000 ppm, significantly higher than the original equipment design. In addition, Dodge City is preparing for the expansion of the wastewater treatment system and associated biogas facility to accommodate the development of a Cheese Factory that will increase the overall H2S loading.

In 4Q 2021, Streamline performed a *H2S Treating Assessment* to determine the most viable approach to reducing the H2S levels upstream of the Biogas Facility. It was recommended to install Streamline’s Valkyrie H2S Treating System with the objective of reducing H2S to less than 4 ppm upstream of the Biogas Facility. Dodge City now wishes to engage Streamline to prepare a Schedule A Engineering Package that will allow for future contracting with Streamline for the purchase of a Valkyrie.

Scope and Deliverables

The attached Schedule A Engineering Package Scope details the process and deliverables. The Schedule A will produce the materials necessary for the final cost estimation for the construction and installation including coordination on related facility upgrades and expansion with Dodge City’s consulting engineers and other service providers and operators.

Commercial Terms

Streamline will provide the attached scope of services for the following fixed fee with travel being reimbursed at cost.

Engineering Fees	\$178,750.00
Travel Expense (Est)	<u>\$7,000.00</u>
Total Fees	\$185,750.00

Services will be billed at 25% at the initiation of the project, 25% at the end of month 1, and the balance upon completion of the Deliverables. Payment is due Net 30 from receipt of Invoice.

Streamline estimates this scope of work to be completed in approximately 12 to 16 weeks from the execution of this Agreement. A detailed schedule will be prepared for the Kick-off and reviewed and updated at weekly status meetings.

Streamline Innovations, Inc. retains ownership to its designs, concepts, and technologies provided as deliverables or otherwise communicated during the Engineering. The Schedule A Engineering Package is confidential. All Parties are bound by Mutual Confidentiality Agreement dated January 31, 2022. License to operate the Valkyrie will come with the execution of a Plant Purchase and Service Agreement.

The following signatures acknowledge the proposed scope of work, schedule, and overall intent of this project. We are ready to proceed immediately.

AGREED TO this ___ day of February 2022.

Respectfully,

Streamline Innovations Inc.



B.G. Clark
Executive Vice President

City of Dodge City, Kansas

Name: _____

Title: _____

Dodge City Warrior Biogas H₂S Treating System
Schedule A Engineering Package Scope

1. **Valkyrie Project Management** – Streamline will conduct a formal Kick-Off meeting with all team member leads from each engineering discipline as well as key representatives of Dodge City and its designated consultants including but not limited to Technical/Engineering, Environmental/Permitting, Operations, and Procurement. This meeting will review key technical and project management items and general administrative items including the project overview, scope of work, schedule, communications, documentation, and document control protocols. Weekly progress meetings will be held with key project team members from both customer and Streamline. Agenda will include: 2 Week Look Ahead and Schedule Review.

2. **Schedule A Engineering Package** - The Schedule A Engineering Package (“Engineering”) will determine the optimal sizing, configuration, and pricing for the Valkyrie H₂S Treating System (“System”) to be located at the Dodge City Warrior Biogas Facility. The Engineering will determine the design basis and the cost estimate for the installation of the System and include definition of inlet and outlet gas specifications, climatic and required codes and standards, definition of the Valkyrie modules, and Outside Battery Limit (OSBL) requirements. The result will be a Schedule A Package that will guide the Final Engineering Phase to translate all preliminary engineering documents into final P&ID’s, drawings, data sheets, and plans & specifications for each component in order to execute the Procurement and Construction phase. The Engineering phase will include milestones for customer review based on the following steps:
 - a. Process
 - i. Data Collection – Streamline will collect the following data to establish design basis:
 1. H₂S Treating Assessment Report, Existing and Proposed Site Plan, Topographic map, and P&ID’s of Warrior Biogas Facility (Received)
 2. Gas Sample Analysis and Sulfur Speciation (Updated Samples to be Obtained by City)
 3. Gas Volume Forecasts including Declines and Future Development (Received)
 - ii. Basis of Design – Prepare the feed basis, block flow diagram for the plant, basic engineering design data (site conditions, utilities), operating conditions, regulations, codes, standards, and project scope.
 - iii. Process Flow Diagrams - PFD with Heat & Material Balances for the equipment design case – Presents major equipment and lines and their flow conditions.
 - iv. Process Description – Narrative of the PFD in words noting pressures and temperatures. Cause and effect narrative.
 - v. Process Chemistry – Summary of the Valkyrie chemical reactions, technical data sheets and SDS (physical and chemical properties).
 - vi. Effluent & Emission Summaries – Environmental and permit work.
 - vii. Cost Estimate w/ Contingencies

- b. Documents
 - i. Equipment Sizing/Datasheets including Electrical Load Requirements
 - ii. Piping Materials – Piping specification
 - iii. Preliminary Sized Equipment List with materials of construction – Complete list with description (name), number, sizes, materials.
 - iv. Repair and Maintenance cost estimates including critical spare inventory recommendation
 - v. Cause & Effect including bypass operations
 - c. Mechanical
 - i. Preliminary P&IDs including process flow, mechanical equipment sizing, pipe/valves/fittings, interconnection references, and proposed instrumentation.
 - ii. Preliminary Model and Plot Plan – Issued for Information (IFI) including review with City and Consulting Team.
 - d. Other Utilities - Summary of all utilities, flow in or out, temperature, pressure, scope.
 - i. Electrical Power
 - ii. Instrument Air
 - iii. Waste/Drain Systems
 - iv. Water Supply
 - v. Review Site Specs
 - e. Outside Battery Limit Requirements – The following scope items will be performed by others and are not included in Streamline’s scope or cost:
 - i. Gas Composition Analysis including Sulfur Speciation
 - ii. Grading and Drainage
 - iii. Building Enclosure
 - iv. Geotechnical Analysis
 - v. Foundation Design
 - vi. Inlet Piping, Blowers, and Gas Coolers
 - vii. Electrical Supply
 - viii. Water Supply for RO System
3. **Summary of Deliverables** – Following is a summary of deliverables for the Schedule A Package:
- a. Basis of Design – Includes the feed basis, block flow diagram for the plant, basic engineering design data (site conditions, utilities), and project scope.
 - b. Preliminary 3D Model w/ Site Plot Plan including skid modules, building layout, tie-In list for piping, instrumentation/controls, and power
 - c. Process Flow Diagrams with Heat & Material Balances for the equipment design case – this section presents the major equipment and lines and their flow conditions.
 - d. Process Description – Narrative of PFD noting pressures and temperatures
 - e. Process Chemistry – Summary of the Valkyrie chemical reactions including specifications and quantities – Talon, surfactant, and Potassium Carbonate technical data sheets and SDS (physical and chemical properties)
 - f. Preliminary P&IDs including process flow, mechanical equipment sizing, pipe/valves/fittings, interconnection references, and proposed instrumentation.

- g. Preliminary Sized Equipment List with materials of construction – complete list with description (name), number, sizes, materials
- h. Utility Summary – summary of all utilities, flow in or out, temperature, pressure, scope (who is providing what). SDS where required. Water (RO), electrical power, instrument air, process air, etc.
- i. Preliminary Controls Narrative
- j. Preliminary Cause & Effect Diagrams
- k. Effluent & Emission Summaries
- l. Piping Materials – specs for all piping
- m. Cost Estimate w/ Contingencies
- n. Project Schedule

RETURN ON INVESTMENT - HYDROGEN SULFIDE (H2S) REMOVAL SYSTEM

Initial Capital Investment	\$10,000,000
Estimated Depreciation (20-year life span)	\$150,000
Estimated Increased Revenue (Year 1)	\$2,750,000

	YEAR 0	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Increased Biogas Revenue from Improved Capture Rate	\$0	\$2,750,000	\$2,750,000	\$3,750,000	\$3,750,000	\$3,750,000
OPEX to Remove Sulfur (\$1.85/lb of Sulfur)	\$0	\$1,200,000	\$1,224,000	\$1,248,480	\$1,273,450	\$1,298,919
Annual Maintenance	\$0	\$50,000	\$60,000	\$75,000	\$100,000	\$102,000
Jacobs Operations Contract	\$0	\$50,000	\$51,000	\$52,020	\$53,060	\$54,122
Streamline Innovations - 24-hr On-Call Service	\$0	\$40,000	\$40,000	\$0	\$0	\$0
Utility - Electrical Cost per Year	\$0	\$125,000	\$127,500	\$130,050	\$132,651	\$135,304
Utility - Natural Gas Savings	\$0	\$30,000	\$30,600	\$31,212	\$31,836	\$32,473
Kwik Trip D3 Shortage Payment Savings	\$0	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
Interest (2.25%)	\$223,800	\$214,700	\$205,390	\$195,870	\$186,130	\$176,170
Principal (20-year Financing)	\$400,050	\$409,590	\$418,900	\$428,420	\$438,160	\$448,120
NET REVENUE after Operations and Debt Payment	\$623,850	\$840,710	\$803,810	\$1,801,372	\$1,748,385	\$1,717,839
ROI	-6.24%	8.41%	8.04%	18.01%	17.48%	17.18%

Comments:

- 1) Increased revenue and operations/expenses were not included for Year 0 (Construction Year).
- 2) The increase in revenue for Year 3 is a result of Hilmar biogas production. This could be sooner and is dependent upon when the H2S removal comes online
- 3) The increased revenue from Hilmar biogas is based on 100% of the industrial gas being sold to OCI (Europe).
- 4) If the facility gets registered as a D5 RIN producer, Hilmar's biogas could be sold as D5 and bring in an additional \$550K a year in revenue
- 5) The Kwik Trip contract expires February of 2024 but the shortage payment savings continues beyond that.
- 6) OPEX includes the removal of H2S down to pipeline quality (4 ppm). This could be adjusted to 500-600 ppm for some OPEX cost savings.



Memorandum

To: City Commission, City Manager
From: Drew Francis, Police Chief
Date: 2/17/2021
Subject: Animal Shelter; New building cement floor remedy
Agenda Item:

Recommendation:

Staff recommends having Conant Construction lay a cement pad with the proper 1/4" per foot slope on top of the existing cement floor so water and urine will flow toward the in-floor drain. In addition to the cement pad, the entire floor needs to be epoxied to seal and preserve the concrete floor. Staff recommends having Seal Pro, of Wichita, perform this professional service.

Background:

In 2020, the Animal Shelter received a long over-due expansion of the facility to meet the demands of the community as well as new demands of the State of Kansas for licensure. Conant Construction performed the work on the building and concrete pad. The construction plans called for an in-floor drain system running down the middle of the floor, with a row of large kennels to be set up on each side of the drain. The designs called for 1/4" slope of the floor toward the drain on each side under the kennel area. This design has a very specific purpose as it routes urine from each kennel directly into the drain vs running into the neighboring kennel or into the aisle. This is a health hazard if a dog comes in with a contagious disease. It also is vital when cleaning the kennels, so the water runs directly into the drain. Unfortunately, due to a misunderstanding of the design details by the concrete crew, despite having standard industry specs identifying 1/4" slope, which means 1/4" per foot, along with a drain system clearly identified, the crew determined 1/4" over the 6' distance is virtually flat and therefore laid a flat concrete floor.

Justification:

There should have been a 1/4" slope per foot from the front of the kennel cage to the drain. Since it is flat, when cleaning the kennels, the water washes out into the aisles and into the other pens. When the dogs urinate in the pens, on occasion, it runs into the kennel of the other dog next to them or the aisle. There are cracks in the concrete which can hold bacteria and cause odor or disease unless sealed properly with epoxy. The sealant cannot be done until the floor slope issue is corrected. The issue has been discussed with Conant Construction and they have determined the best solution to remedy the slope is to construct a cement pad on top of the existing floor with the proper 1/4" per foot slope toward the drain. Once the concrete has cured for 30 days, Seal Pro will epoxy the floor. These two steps per side, will be done in two phases so we can remain operational during the majority of the process. One side of the room will be done and then we will move kennels to that side so the other side can be done. Once both sides are complete, we can set up the second row of kennels.

Financial Considerations:

Conant Construction has agreed to perform the above work for \$13,952.94.

Seal Pro will epoxy the entire floor in the two phases for a total of \$17,300.00. *The attached, original quote of \$14,900.00 was for a single phase. The additional phase added \$2,400.00.

Total project costs = \$31,252.94

2021 DCPD general budget unencumbered funds earmarked for the projected costs = \$20,000.00

Remaining over-budget balance = \$11,252.94, paid from Capital Improvement Fund.

Purpose/Mission:

This project is necessary to get the intended use out of the shelter expansion and support the mission of sheltering these animals until they are returned to owners, adopted, or transferred to various rescues.

Legal Considerations:**Attachments:**

- Conant Construction Quote Dated 2/8/2022
- Seal Pro Quote Dated 1/23/2022



- ✓ *Quality People*
- ✓ *Quality Construction*
- ✓ *Quality Relationships*

Project Totals Report

February 8,2022

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

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

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

DIV. 01 - GENERAL REQUIREMENTS

General Requirements
General Clean-Up
Supervision

DIV. 03 - CONCRETE

Building Floor

General Notes:

- (2) 12' x 36' raised and sloped concrete floors at kennel areas
- Concrete will slope from 5-1/5" inches thick at kennel doors to 4" at existing drains
- Prep and pour South kennel area first, must cure for 30 days prior to epoxy and relocating of kennels
- North area to follow relocation of kennels
- Relocation of kennels not included
- Epoxy not included

Flatwork Labor
Wheelbarrow Labor
Form Material
#4 Rebar
Concrete Material
Conc. Pump/Telebelt

Grand Total:

\$13,952.94



720 N. Joann St.
Wichita, KS 67203
316-260-1300

Jan 23, 2022

Thank you for the opportunity to assess your particular needs. I am pleased to submit the enclosed contract for Seal Pro to provide materials and installation.

Area to Receive — 1,775 sq' Kennel Room

INSTALLATION AGREEMENT

This agreement is made and executed on the date that is indicated below, by and between Seal Pro, whose principal address is 1455 N Maize Wichita KS (hereinafter referred to as "Seal Pro") and Dodge City Animal Control (hereinafter referred to as the "CUSTOMER").

INSTALLATION LOCATION

104 N. Fourteenth Ave.
Dodge City, KS 67801

Seal Pro agrees to install the following materials in the area(s) described as:

SYSTEM--2 Coat Solid Color Epoxy

SCOPE OF WORK

1. Grind and prep concrete.
2. Fill control joints and patch cracks.
3. Apply 1st coat of solid color epoxy.
4. Apply 2nd coat epoxy with antiskid.

INSTALLATION TERMS AND CONDITIONS

Proposal assumes non-union labor.
Price is based on 4 mobilizations.

The following is a list of requirements needed to ensure a successful completion of this project.

- Electricity – The area must have. 110v/20 amp.
- Water
- Trash removal – A dumpster or equivalent means of trash removal must be provided.
- Material storage – The material must be stored in a dry, heated and or AC location in or around the area.
- Accessibility – Area must be free of all moveable equipment and trades prior to Seal Pro arrival.

Conditions of Use

Customer agrees that the warranty is valid only if the area is exposed to the normal use, conditions, and traffic specified below, that are standard linen supply exposures.

- a. Exposures - Cleaning, standard recognized floor maintenance
- b. Traffic of foot, cart, vehicle, mower, tractor.
- c. Chemical exposure and temps not to exceed those stated in General Polymers on epoxy spec sheet.
- d. Warranty will cover only installation (bonding, flaking, etc.) and product issues not abuse by customer.
- e. Please see the General Polymers on epoxy spec sheet for performance Seal Pro warrants that the specified product
- f. Meets or exceeds the needs of the existing installation environment

Warranty

Seal Pro warrants that the installed products will bond to the substrate and be free from defects in materials and workmanship for a period of 1 year from the date of completion, and that the warranty is void if the areas are exposed to other use, conditions and traffic.

PRICING SUMMARY

Total Lump Sum Price based on Non-Union Labor is **Base Price \$14,900.00**

Bid Amount

The contract listed above is good for 15 days.

Exclusions: Vapor Barrier, filling control joints, patching cracks.

GENERAL TERMS AND CONDITIONS

The following terms and conditions are hereby made a part of the Agreement.

RESPONSIBILITIES OF Seal Pro

- a. Seal Pro shall keep the premises free from the accumulation of waste material or rubbish which results from the execution of its work. In no event shall Seal Pro be responsible for any unclean conditions caused by others.
- b. Upon request by the Customer, Seal Pro will furnish certificates of Workman's Compensation Insurance and Liability Insurance.
- c. Seal Pro shall make all necessary arrangements to have any excess Seal Pro materials picked up after completion of the contract work.

Seal Pro Flooring *Rick Sullivan* Laura Stein _____
Rick Sullivan

Date 01/23/2022



Memorandum

To: Nick Hernandez, City Manager, and the City Commission

From: City Staff

Date: 02/21/2022

Subject: Approval of BASE Grant Applications

Agenda Item: New Business

Recommendation: Staff recommends approval to submit the following grant applications for the SPARKS Building a Stronger Economy (BASE) Grants:

- Wastewater Treatment Plant Expansion
- Hennessey Hall Improvements
- Hilmar Cheese Company

Background: The BASE grant is designed to support infrastructure development to address economic development opportunities statewide with the goal of expanding the state's base of businesses and residents. The grant has a maximum of \$25 million per project and a maximum of three grant requests per entity. The three projects that the City staff are presenting for your approval meet the requirements of the grant.

- **Wastewater Treatment Plant Expansion:** This project will include all the improvements necessary to expand the WWTP and treat Hilmar's wastewater, separate National Beef's wastewater from municipal flow at the primary and intermediate pump stations, and make capacity upgrades to the City's municipal sanitary sewer collection system. These improvements will prepare the City to handle wastewater from current developments as well as future growth possibilities.
- **Hennessey Hall Improvements:** The objective is to fully develop Hennessey to serve as a headquarters for cooperative partnerships providing increased higher education and workforce development opportunities. However, the infrastructure of Hennessey is obsolete and ineffective and only a portion of the building can be utilized. This project provides new HVAC systems, plumbing and electrical service along with water service line and improved parking so the building can be fully utilized to provide development of higher education and training opportunities for an underserved region of the State.
- **Hilmar Cheese Company:** In May 2021, Hilmar Cheese Company announced the decision to build a new state-of-the-art cheese and whey protein plant in Dodge City. Hilmar initially thought to represent a \$460 million investment with an additional \$550 million in dairy development. The cost estimate has escalated to \$660 million driven in large part by COVID19 related issues (inflation on materials and equipment, workforce

scarcity/costs and supply chain challenges). Hilmar has made strategic adjustments to help control costs like changing the project management to internal resources and to include more regional contractors. Hilmar is working with all local taxing entities, utilities, and the BASE grant program to share in the increased cost of this project for the benefit of the community.

Justification: BASE is designed to support infrastructure development to address economic development opportunities with the goal of expanding the state's base of businesses and residents. This grant is a great opportunity to secure funding for the projects mentioned above, which can yield positive long-term outcomes for Dodge City and area residents.

Financial Considerations: The application requires a 25% minimum match. However, greater preference is given to projects that exceed the 25%. Previous expenses from 1/1/2019 to present which are related to the project may be used for the match. Fifty percent of award funding will be provided in 2022 and the remaining 50% of funding will be provided no earlier than January 2023. All funds must be allocated by December 31, 2024 and expended by December 31, 2026.

The three proposed grant projects have the following matching funds:

- **Wastewater Treatment Expansion:** The current estimate to complete all the wastewater expansion improvements is \$60 million. With the maximum request of \$25 million, the City's match of 42% will be well above the minimum match of 25%. There will not be any issue meeting the timeline to expend the grant funds with these projects due to the City's obligation to meet Hilmar's completion schedule.
- **Hennessey Hall:** The updated construction estimate for the project is \$13.5 million. A 29% match is available from prior building improvements since 1/1/2019 and 25% Historic Rehabilitation Tax Credits that will be sold following the project's completion.
- **Hilmar Cheese Company:** The total current estimate to complete the Hilmar facility in Dodge City is \$660 million. With the maximum request of \$25 million, the City and Hilmar's match of 96% will be well above the minimum match of 25%.

Purpose/Mission: Improvements to these facilities represent the City's core values of Ongoing Improvement and Preparing for the Community's Future.

Legal Considerations: There are no legal considerations currently.

Attachments:

Hennessey Hall BASE Grant Financial Documentation