

CITY COMMISSION MEETING AGENDA

City Hall Commission Chambers

Monday, April 15, 2024

7:00 p.m.

MEETING # 5277

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 ALLEGIENCE

APPROVAL OF AGENDA

PETITIONS & PROCLAMATIONS

Arbor Day 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).

Safety Spotlight Award

CONSENT CALENDAR

1. Approval of City Commission Meeting Minutes, April 1, 2024.
2. Appropriation, Ordinance No. 10, April 15, 2024.
3. Cereal Malt Beverage License:
 - a. Quick pick #1, 2501 Central Avenue.
 - b. Fruteria Ramirez, 302 S 2nd Avenue.
 - c. Dodge City A's, 240 San Jose Drive.

ORDINANCES & RESOLUTIONS

Ordinance No. 3810: An Ordinance Annexing to the City of Dodge City the Described Property in Accordance with K.S.A. 12-520 c and all Amendments Thereto. Report by Nathan Littrell, Planning & Zoning Administrator.

Resolution No. 2024-09: A Resolution Approving the Issuance by the Board of County Commissioners of Ford County, Kansas of its Industrial Revenue Bonds to Pay the Costs of the Acquisition, Construction and Equipping Improvements to an Existing Feed Yard Facility to be Leased to Wilroads Feed Yard, LLC, Which Facility s Located Within three Miles of the Corporate Limits of the City of Doge City, Kansas. Report by Nicole May, Finance Director.

UNFINISHED BUSINESS

NEW BUSINESS

1. Approval of Bid for the Levee System Improvements (Erosion Repairs). Report by Ray Slattery, Director of Engineering.
2. Approval of Change Order #3 for the 2023 Asphalt Street Reconstruction. Report by Tanner Rutschman, City Engineer.

OTHER BUSINESS

STAFF REPORTS

City Manager Report, Downtown Redevelopment Fund Program

ADJOURNMENT



Whereas, In 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

Whereas, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

Whereas, Arbor Day is now observed throughout the nation and the world, and

Whereas, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife, and

Whereas, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

Whereas, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and

Whereas, trees, wherever they are planted, are a source of joy and spiritual renewal.

Now, Therefore, I, Chuck Taylor, Mayor of the City of Dodge City Kansas, do hereby proclaim Friday, April 26th , 2024, as

Arbor Day

In the City of Dodge City, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and

Further, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

Dated this day of 15th Day of April 2024

ATTEST:

Mayor

Connie Marquez, City Clerk

CITY COMMISSION MEETING MINUTES

City Hall Commission Chambers

Monday, April 1, 2024

7:00 p.m.

MEETING # 5276

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

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CALL TO ORDER

ROLL CALL

INVOCATION BY Pastor Kurt Larson of Grace Community Church

PLEDGE OF ALLEGIENCE

APPROVAL OF AGENDA

Mayor Chuck Taylor moved to add the Cereal Malt Beverage application to the agenda for United Petro LLC at 2305 W Wyatt Earp Blvd. Commissioner Jeff Reinert made a motion to approve the change. Commissioner Michael Burns seconded the motion. The motion carried 5 – 0.

PETITIONS & PROCLAMATIONS

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

CONSENT CALENDAR

1. Approval of City Commission Meeting Minutes, March 18, 2024.
2. Appropriation, Ordinance No. 8, April 1, 2024.
3. Cereal Malt Beverage License:
 - a. Tacos Jalisco, 412 E Wyatt Earp Blvd.
4. Approval of Bids for Community Development Block Grants Renovations of the Properties at 1001 Kelly Avenue and 1212 Longbranch Road.

Commissioner Michael Burns made a motion to approve the consent calendar with the addition of the CMB application. Commissioner Daniel Pogue seconded the motion. Motion carried 5 – 0.

ORDINANCES & RESOLUTIONS

Resolution No. 2024-08: 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

was approved on a motion by Commissioner Daniel Pogue. Commissioner Michael Burns seconded the motion. The motion carried 5 – 0.

UNFINISHED BUSINESS

NEW BUSINESS

1. Commissioner Michael Burns moved to approve the sales agreement for the necessary upgrades to the Boto Lift Station in the amount of \$34,045.00. Commissioner Jeff Reinert seconded the motion. The motion carried 5 – 0.
2. Commissioner Daniel Pogue moved to approve the Bid for Dodge City Fire Department AirPacks from NES in the amount of \$134,792. Commissioner Chuck Taylor seconded the motion. The motion carried 5 – 0.
3. Commissioner Jeff Reinert moved to approve to purchase 400 new Water Meters for Utilities Department from Municipal Supply in the amount of \$139,900. Commissioner Daniel Pogue seconded the motion. The motion carried 5 – 0.

OTHER BUSINESS

STAFF REPORTS

ADJOURNMENT

Commissioner Michael Burns made a motion to adjourn. Commissioner Jeff Reinert seconded the motion. Motion carried 5 - 0.

ATTEST:

Mayor

City Clerk



Memorandum

To: Nick Hernandez, City Manager and City Commissioners

From: Nathan Littrell, Planning & Zoning Administrator

Date: April 15, 2024

Subject: Annexation of Property

Agenda Item: Ordinance No. 3810

Purpose: This ordinance is for an annexation of property that will allow for the Lineage Logistics to expand their operation and capacity.

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

Background: This property is currently vacant and is outside the City limits. Lineage Logistics, in partnership with Cargill Meat Solutions, is looking to expand their operation and need to expand. Their current property is located within the City limits. The area Lineage Logistics is looking to expand to is outside the City limits. In order to avoid having a property and building that is partially inside and outside of the City limits, the additional property will need to be annexed. Since this property is located in the same county as the City and has been petitioned by the property owners for annexation, in accordance with K.S.A. 12-520c, the board of County Commissioners, 3-0 vote on April 1, 2024, found that the annexation of the land will not hinder or prevent the proper growth and development of the area or that of any other incorporated city located within the County.

City Commission Options:

1. Approve
2. Disapprove
3. Disapprove with recommended revisions
4. Table for further discussion

Financial Considerations: None

Legal Considerations: None

Mission/Values: Approving this resolution will encourage and support growth and development in our community.

Attachments: Ordinance, Ford County Resolution, Map

ORDINANCE NO. 3810

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

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

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

A tract of land in the Southwest Quarter of Section 33, Township 26 South, Range 24 West of the Sixth Principal Meridian, Ford County, Kansas described as follows:

Beginning at a point that is N 00°29'36" E 600.00 feet from the Southwest Corner of the Southwest Quarter of said Section 33; thence N 00°29'36" E 300.00 feet; thence S89°38'40" E 350.00 feet; thence S 00°29'36" W 300.00 feet; thence N 89°38'40" W 350.00 feet to the point of beginning. Containing approx. 2.4 acres.

Except and subject to special assessments, easements, restrictions, and reservations of record.

SECTION 2: The property annexed is currently zoned A, "Agricultural" and will be designated RS, Residential Suburban", in accordance with the Dodge City Zoning Regulations.

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

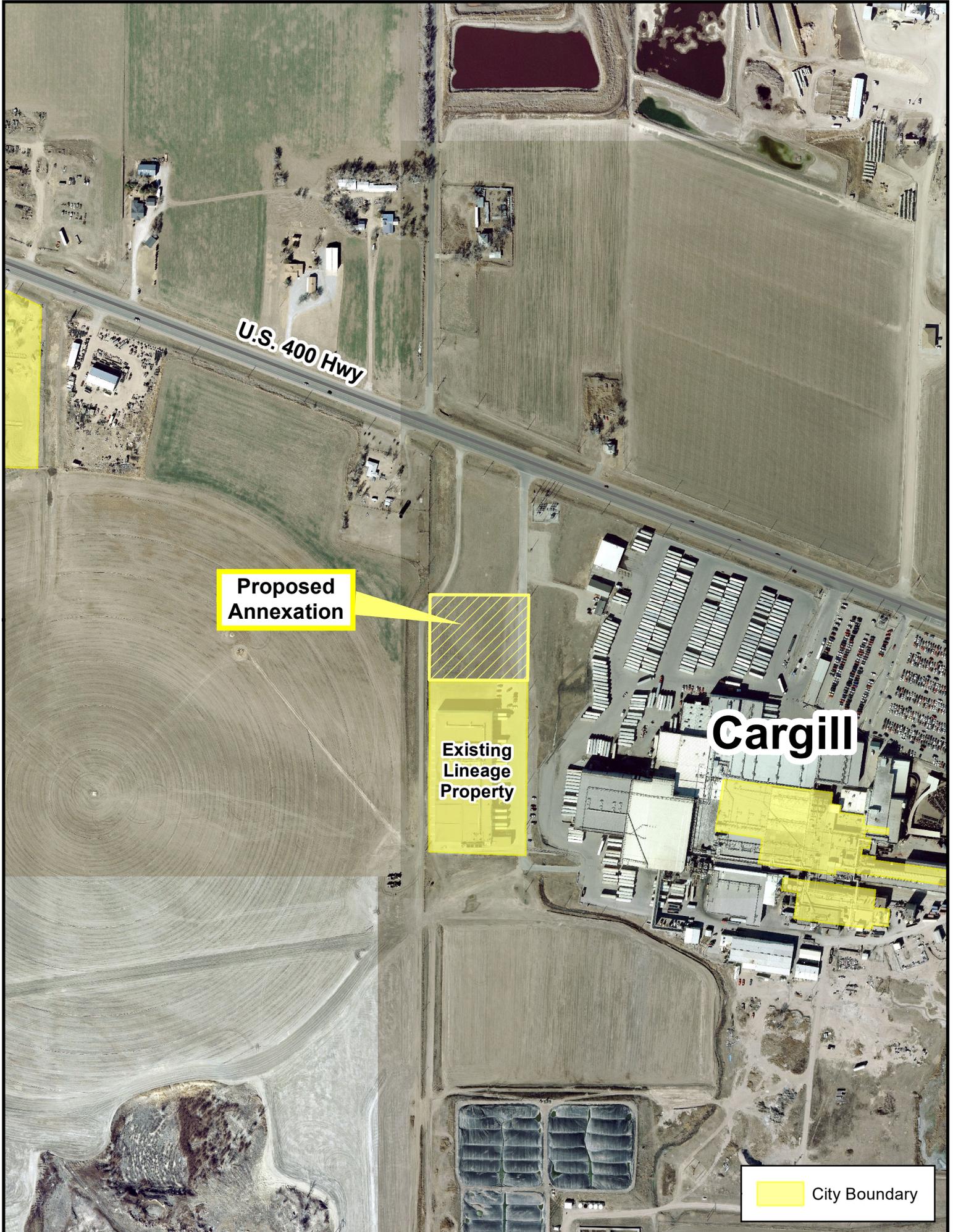
SECTION 4: This ordinance shall take effect, from and following its publication in the official City paper, as provided by law.

PASSED BY THE CITY OF DODGE CITY GOVERNING BODY, IN REGULAR SESSION AND APPROVED BY THE MAYOR, THIS FIFTEENTH DAY OF APRIL, 2024.

CHUCK TAYLOR, MAYOR

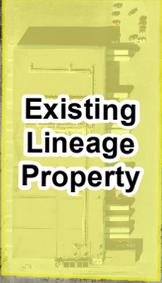
ATTEST:

CONNIE MARQUEZ, CITY CLERK



U.S. 400 Hwy

Proposed Annexation



Existing Lineage Property

Cargill



City Boundary

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

COMES NOW Lineage Logistics, LLC, a Delaware limited liability company ("Lineage"), Lineage hereby petitions the City Commission of the City of Dodge City, Kansas to annex into the City of Dodge City, Kansas certain real estate situated within the existing address of 3201 West U.S. Highway 400, more specifically described herein, and respectfully allege and state as follows:

1. That the undersigned is the Vice President of Real Estate for Lineage and Lineage presently intends to acquire the following described real estate located in Ford County, Kansas:
A tract of land in the Southwest Quarter of Section 33, Township 26 South, Range 24 West of the Sixth Principal Meridian, Ford County, Kansas described as follows:
Beginning at a point that is N 00°29'36" E 600.00 feet from the Southwest Corner of the Southwest Quarter of said Section 33; thence N 00°29'36" E 300.00 feet; thence S89°38'40" E 350.00 feet; thence S 00°29'36" W 300.00 feet; thence N 89°38'40" W 350.00 feet to the point of beginning. Containing approx. 2.4 acres.
2. The above-described real estate adjoins parcel number 029-098-33-0-00-02-006-00-0 in the City of Dodge City, as is shown on the map attached hereto and incorporated herein by reference;
3. That I respectfully request that the above-described real estate be annexed and incorporated to the City of Dodge City, Kansas, and do hereby consent to such annexation.

Respectfully submitted,
Lineage Logistics, LLC



By: Robert Sangdahl, VP Real Estate

c/o Lineage Logistics, 46500 Humboldt Drive, Attn: Real Estate Department
Address

Novi, MI 48377
City, State, Zip Code

419-340-3793
Phone

BE IT REMEMBERED, That on this ____ day of March, 2024, before me, a notary public in and said county and state, came the above mentioned landowner to me personally known to be the persons who executed the foregoing instrument of writing, and who duly acknowledged the execution of same, in testimony whereof, I have set my hand and affixed my notarial seal the day and year above written.

TIMOTHY S. DEEB ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION HAS NO EXP. DATE
SEC. 147 OF O.R.C.


Signature: Notary Public

Timothy S Deeb
Print Name: Notary Public

My commission expires: Does not expire

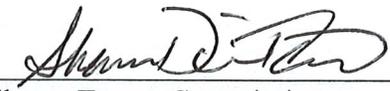
Section 3. This resolution shall be effective upon publication in the official county newspaper.

ADOPTED this 1st day of April, 2024.

**BOARD OF COUNTY COMMISSIONERS
FORD COUNTY, KANSAS**



Chris Boys, Chairman

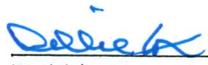


Shawn Tasset, Commissioner



Ken W. Snook, Commissioner

ATTEST:



Debbie Cox, County Clerk

APPROVED AS TO FORM:



Glenn I. Kerbs, County Counselor



Memorandum

To: Nick Hernandez, City Manager and City Commissioners
From: Nicole May, Finance Director
Date: April 10, 2024
Subject: Resolution 2024-09
Agenda Item: Ordinance and Resolutions

Recommendation: The Tax Abatement Review Committee consisting of representatives from the affected taxing entities recommends approval of the intent of Ford County to issue Industrial Revenue Bonds and a pro-rated ten-year tax exemption for Wilroads Feedyard, and approval of Resolution No. 2024-09.

Background: IRB's are an economic development tool that is statutorily permitted to provide funds to pay the costs of acquisition, construction and equipping a commercial business. They are special revenue bonds. Businesses typically utilize IRB's for the sales tax exemption of materials and equipment or other favorable tax and financing issues. The first step in this process is to issue a letter of intent to issue these bonds. Ford County will be the issuer of these bonds but due to the Wilroads Feedyard being located within three miles of the City Limits the City must also approve the issuance of the bonds. Wilroads Feedyard is asking Ford County to issue an amount not to exceed \$15,500,000 in Industrial Revenue Bonds to provide funds to pay the costs of the acquisition, construction and equipping of a new facility.

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

When the Industrial Revenue Bonds are issued, Ford County and the City of Dodge City will have no financial obligation, as the bonds are not backed by the County or City. Wilroads Feed Yard will be responsible for repaying the bonds.

Wilroads Feed Yard submitted an IRB and tax abatement application. The capital investment by Wilroads Feed Yard \$14,900,000 in building and improvements and \$364,000 in furniture, fixtures, and equipment. The equipment is already exempt.

The committee consisting of Simeon Russell with USD 443, Caroline, JD and Debbie Cox with Ford County, Dr. Nolte with DCCC, John Askew with Enterprise Township and Nicole May City of Dodge City met to consider this request. The committee voted unanimously to recommend that the IRB's are issued.

The Ford County Commission also has on their agenda at the April 15, 2024 meeting the intent to issue the IRB's.

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

Financial Considerations: The prorated ten-year scenario offers new tax revenues to the taxing entities in year 1 of the project. The cost benefit for each local taxing entity shows in excess of a 19.6% rate of return. This indicates a favorable project to the local community as well as the State of Kansas.

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

Legal Considerations: Allowed by the Kansas Constitution.

Attachments: Resolution 2024-09

RESOLUTION NO. 2024- 20

A RESOLUTION CONCERNING THE ANNEXATION OF CERTAIN LAND BY THE CITY OF DODGE CITY, KANSAS, PURSUANT TO K.S.A. 12-520c.

WHEREAS, Lineage Logistics, LLC is the owner of the following described real property located in Ford County, Kansas:

A tract of land in the Southwest Quarter of Section 33, Township 26 South, Range 24 West of the Sixth Principal Meridian, Ford County, Kansas described as follows:

Beginning at a point that is N 00°29'36" E 600.00 feet from the Southwest Corner of the Southwest Quarter of said Section 33; thence N 00°29'36" E 300.00 feet; thence S89°38'40" E 350.00 feet; thence S 00°29'36" W 300.00 feet; thence N 89°38'40" W 350.00 feet to the point of beginning. Containing approx. 2.4 acres.

Except and subject to special assessments, easements, restrictions, and reservations of record. (the "Property")

WHEREAS, pursuant to K.S.A. 12-520c, Dodge City, Kansas (the "City") intends to annex the Property;

AND WHEREAS, by City of Dodge City Resolution No. 2024-03 the City requests in accordance with K.S.A. 12-520c(a)(3), the Board of County Commissioners of Ford County, by at least a two-thirds (2/3) vote of its members, find and determine the annexation of the Property will not hinder or prevent the proper growth and development of the area or that of any other incorporated city located within Ford County.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF FORD COUNTY, KANSAS, AS FOLLOWS:

Section 1. By a vote of three (3) in favor and none (0) opposed the Board of County Commissioners find and determine the annexation of the Property by the City will not hinder or prevent the proper growth and development of the area or that of any other incorporated city located within Ford County.

Section 2. The findings by the Board of County Commissioners are made pursuant to K.S.A. 12-520c(a)(3).

RESOLUTION NO. 2024-09

A RESOLUTION APPROVING THE ISSUANCE BY THE BOARD OF COUNTY COMMISSIONERS OF FORD COUNTY, KANSAS OF ITS INDUSTRIAL REVENUE BONDS TO PAY THE COSTS OF THE ACQUISITION, CONSTRUCTION AND EQUIPPING IMPROVEMENTS TO AN EXISTING FEED YARD FACILITY TO BE LEASED TO WILROADS FEED YARD, LLC, WHICH FACILITY IS LOCATED WITHIN THREE MILES OF THE CORPORATE LIMITS OF THE CITY OF DODGE CITY, KANSAS.

WHEREAS, on April 15, 2024, the Board of County Commissioners of Ford County, Kansas (the "County") adopted its Resolution No. ____ stating its intent to issue certain industrial revenue bonds in an aggregate principal amount not to exceed \$15,500,000 (the "Bonds"), as more particularly set forth in the Resolution of the County; and

WHEREAS, the proceeds of the Bonds will be used to pay the costs of the acquisition, construction and equipping of improvements to an existing feed yard facility (the "Project") located within the County and within three miles of the corporate limits of the City of Dodge City, Kansas (the "City");

WHEREAS, before the County can issue Bonds for the Project pursuant to the provisions of K.S.A. 12-1741b, as amended, the approval of the City, of the issuance of the Bonds by the County is necessary; and

WHEREAS, the governing body of the City hereby finds and determines that the acquisition, construction and equipping an addition of the Project and issuance of the Bonds would serve the public purposes stated in the Kansas Economic Development Revenue Bond Act, as amended and codified in K.S.A. 12-1740 *et seq.*(the "Act"); and

WHEREAS, the governing body of the City hereby finds and determines that issuance of the Bonds will not create, and is not intended to create, any financial liability upon the Bonds on the part of the City;

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

That the issuance of the Bonds by the County pursuant to the Act to pay the costs of the acquisition, construction and equipping an addition of the Project, as set forth in Resolution No. ___ of the County and subsequent resolution(s) and documents of the County setting the dates, terms, maturities and other provisions of the Bonds and authorizing their issuance, is hereby approved.

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ADOPTED by the governing body of the City of Dodge City, Kansas on April 15, 2024.

Mayor

[SEAL]

Attest:

City Clerk

CERTIFICATE

I hereby certify that the above and foregoing is a true and correct copy of the Resolution of the City of Dodge City, Kansas adopted by the governing body on April 15, 2024 as the same appears of record in my office.

DATED: April ____, 2024.

City Clerk



Memorandum

To: Nick Hernandez, City Manager and City Commissioners

From: Ray Slattery, PE, Director of Engineering Services

Date: April 15, 2024

Subject: Approve bid for the Levee Improvements (Erosion Repairs) Project with MJE, SD 2001

Agenda Item: New Business

Purpose: Complete the necessary improvements to the Levee, Erosion repairs, so that the existing Levee can meet accreditation.

Recommendation: Approve the bid from MJE, LLC. for the necessary erosion repairs on the levee system in the amount of \$1,772,031.00.

Background: In April of 2008 the City entered into an agreement with FEMA to accredit the levee system, the city needed to determine if our levee system would indeed provide the necessary protection as built and standing today, along with meeting the newer federal regulations. Should the city not be able to provide this accreditation, then much of the city between the BNSF Railroad tracks and Beeson Rd. would be placed in the 100-yr. flood zone and require flood protection insurance. Besides the purchase of flood insurance for the existing properties, this would limit any new construction, expansion of existing structures, or rebuilding as any new structure would be required to be one foot above the base flood elevation. The process of accreditation started when the City Commission signed the PAL (Provisionally Accredited Levee) agreement with FEMA in April 2008. In September of 2008, Wilson & Company was retained to complete the discovery phase of the levee assessment. In January of 2009, Wilson & Company was retained to complete the assessment necessary to meet FEMA requirements, additional data collection and analysis was completed. From this data the necessary improvements could be designed. In July of 2011, Wilson & Company was retained for Levee Improvement Design. Wilson & Company completed the Improvement Plans, met with representatives of the USACE, and Kansas Department of Agriculture Water Resources (KDA) on permitting. During the design phase, additional items were discovered that need to be addressed for the Levee Accreditation and to relieve problems due to the levee system. Additional services were required to finalize the Improvement Plans, assure the City that FEMA will accept the plans, compile, and submit all the necessary documentation for FEMA to Accredite the Levee System. FEMA placed a moratorium on the remapping of the Flood Zones and Levees. However, during this time the City continued with the design and let a portion of the project, the excavation of the excess material in the riverbed. The remapping project has now been initiated by FEMA and KDA. KDA has released preliminary flood maps. Since KDA realizes the City's desire to have the levees accredited, these maps are not to be finalized until late 2025 or early 2026. After the Levee Improvement Project has been completed, Wilson & Company will submit all necessary documentation for the Levee Accreditation.

Along with the Levee Project, the city will need to complete the following for accreditation.

- Purchase all necessary sandbags for the closures of the levee openings (bridge & roadway crossings)
- Have a stockpile of sand just for the filling of the sand bags located on both the north and south side of the river.
- All necessary hand tools for the levee closures.

- A safe and secure structure on each side of the river to store the sandbags, hand tools, and have the operation plan posted.

The Engineer's Estimate for the project is \$2,660,807.00. Funds for this project were included in the 2023 General Obligation Bond issuance.

City Commission Options:

1. Approve
2. Disapprove
3. Table for further discussion

Financial Considerations: Bid amount is \$1,772,031.00. The Engineer's Estimate for the project is \$2,660,807.00. Funds for this project were included in the 2023 General Obligation Bond issuance.

Amount \$: \$1,772,031.00

Fund: TBD

Budgeted Expense Grant Bonds Other

Legal Considerations: By approving this bid from MJE, LLC the City will enter into a contract with MJE, LLC and be responsible to make payments to MJE, LLC for completed work.

Mission/Values: This aligns with the City's Core Value of Ongoing Improvement, Safety, & Working Towards Excellence.

Attachments: Bid Tab

Approved for the Agenda by:



Ray Slattery, PE, Dir. of Engineering Services

CITY OF DODGE CITY, KANSAS
 BID TABULATION

PROJECT: Dodge City Levee Improvements: Erosion Repair

PROJECT #: SD 2001

BID DATE: 04/03/24

ENGINEER'S ESTIMATE

ITEM	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
20.01	Mobilization	L.S.	1	\$150,000.00	\$ 150,000.00
20.02	Clearing & Grubbing	AC	7	\$2,500.00	\$ 17,500.00
20.03	Unclassified Excavation	CY	3203	\$25.00	\$ 80,075.00
20.04	Unclassified Embankment	CY	2616	\$40.00	\$ 104,640.00
20.05	Perm. Conc. Erosion Control Blanket (PCECB)	SF	106773	\$14.00	\$ 1,494,822.00
20.06	Articulated Concrete Blocks (ACBs)	SF	12994	\$55.00	\$ 714,670.00
20.07	Gabion Basket Grade Control Structure	CY	19	\$400.00	\$ 7,600.00
20.08	Riprap (Salvage & Place)	LS	1	\$35,000.00	\$ 35,000.00
20.09	Erosion Control	LS	1	\$25,000.00	\$ 25,000.00
20.1	Permanent Seeding & Mulching	AC	7	\$4,500.00	\$ 31,500.00

TOTAL BID \$ 2,660,807.00

CONTRACTOR: MJE	
ADDRESS: 26503 11 Rd.	
CITY:	Montezuma
STATE:	Kansas
ZIP:	67867
LOW BIDDER	
UNIT PRICE	CONTRACT AMOUNT
\$60,000.00	\$ 60,000.00
\$1,000.00	\$ 7,000.00
\$26.00	\$ 83,278.00
\$90.00	\$ 235,440.00
\$9.00	\$ 960,957.00
\$24.00	\$ 311,856.00
\$1,000.00	\$ 19,000.00
\$30,000.00	\$ 30,000.00
\$40,000.00	\$ 40,000.00
\$3,500.00	\$ 24,500.00

TOTAL BID \$ 1,772,031.00

BID SECURITY 5%
 START DATE 10/7/2024



Memorandum

To: Nick Hernandez, City Manager and City Commissioners
From: Tanner Rutschman, PE, City Engineer
Date: April 15, 2024
Subject: Change Order #3, Asphalt Street Reconstruction, ST 2301
Agenda Item: New Business

Purpose: The purpose of this change order is to add the reconstruction of Mulberry Circle to the current contract with Building Solutions, LLC.

Recommendation: Approve Change Order #3 for 2023 Asphalt Street Reconstruction Project for an increase in the amount of \$324,958.25.

Background: At the April 17, 2023, Commission Meeting, the Commission awarded the concrete alternate of the 2023 Asphalt Street Reconstruction Project to Building Solutions. The Commission also approved extending the project to include some additional streets. City staff started planning the 2024 street projects and determined that a larger portion of the budget would need to go towards asphalt maintenance instead of full-depth reconstruction. With a smaller reconstruction budget and only having one street, staff determined that the most cost effective option would be to extend the current contract with Building Solutions, LLC to complete the planned additional work. With this additional work, Mulberry Circle will be reconstructed from Ave. K on the north end to Ave. K on the south end. This is a street section that does not require any water utility work and Building Solutions would get started this month.

City Commission Options:

1. Approve Bid
2. Disapprove Bid
3. Table for further discussion

Financial Considerations:

Amount \$: 324,958.25

Funds: Street Sales Tax Fund

Budgeted Expense Grant Bonds Other

Legal Considerations: By approving this change order from Building Solutions, LLC the contract dollar amount will be amended.

Mission/Values: Approving this change order aligns with the City's Core Values of Working Towards Excellence and Ongoing Improvement.

Attachments: Change Order #3 and Extra Work Proposal

Approved for the Agenda by:

Ray Slattery, PE

Ray Slattery, Dir. Of Engineering Services

CITY OF DODGE CITY

Change Order

CONTRACT FOR: 2023 Asphalt Street Program

PROJECT NUMBER: ST 2301

CONTRACTOR: Building Solutions, LLC

REQUEST NUMBER: 3

ITEM DESCRIPTION	UNIT	CONTRACT OR PREVIOUS QUANTITY	ADJUSTED QUANTITY	AMOUNT OF OVERRUN OR UNDERRUN	CONTRACT UNIT PRICE	NEW UNIT PRICE	DOLLAR AMOUNT OF CHANGE
Mobilization	L.S.	1.825	2.051	0.226	\$43,500.00		\$ 9,831.00
Pavement Excavation	S.Y.	22517	27078	4561	\$5.75		\$ 26,225.75
6" Crushed Concrete Subgrade	S.Y.	4950	5425	475	\$13.50		\$ 6,412.50
6" Soil Excavation for Subgrade	C.Y.	0	79	79		\$25.00	\$ 1,975.00
6" Fly-Ash Subgrade	S.Y.	22857	26972	4115	\$7.50		\$ 30,862.50
6" NRDJ Concrete Pavement	S.Y.	21960	26075	4115	\$49.50		\$ 203,692.50
7" NRDJ Concrete Pavement	S.Y.	0	427	427	\$72.00		\$ 30,744.00
7" Valley Gutter	S.Y.	0	19	19	\$72.00		\$ 1,368.00
Remove/Replace Curb & Gutter	L.F.	954	1040	86	\$37.50		\$ 3,225.00
Traffic Control	L.S.	1.805	2.031	0.226	\$47,000.00		\$ 10,622.00
						NET INCREASE	\$ 324,958.25

RECOMMENDED FOR APPROVAL:

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

Ray Slattery, P.E.
Director of Engineering Services

Contractor: Building Solutions, LLC

Connie Marquez, City Clerk

Mayor or City Manager

By: _____



**City of DC - 2023 Asphalt Program (Concrete Alternate)
Mulberry Circle Reconstruction**

3/27/2024

LINE ITEM BID ESTIMATE

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT
Street Work:				
Mobilization	22.6%	ls	\$43,500.00	\$9,831.00
Pavement Excavation (Hog out - No Milling)	4,561	sy	\$5.75	\$26,225.75
6" Crushed Concrete Subgrade	475	sy	\$13.50	\$6,412.50
6" Dirt Excavation for subgrade	79	cy	\$25.00	\$1,975.00
6" Fly Ash Subgrade	4,115	sy	\$7.50	\$30,862.50
6" NRDJ Concrete Pavement	4,115	sy	\$49.50	\$203,692.50
7" Concrete Pavement	427	sy	\$72.00	\$30,744.00
7" Valley Gutter	19	sy	\$72.00	\$1,368.00
Remove & Replace Curb & Gutter	86	lf	\$37.50	\$3,225.00
Traffic Control	22.6%	ls	\$47,000.00	\$10,622.00

Street work Total:

\$324,958.25



Memorandum

To: City Commission
From: Nickolaus Hernandez, City Manager
Date: November 17, 2023
Subject: Downtown Redevelopment Fund
Agenda Item: City Manager Report

Purpose: Consider adding a grant component to the Downtown Redevelopment Fund (DRF) for the purpose of promoting the economic vitality of downtown, through façade and awning improvements and enhancing storefront capabilities. The grant funds would be focused on Front Street from 3rd Avenue to Central Avenue and Second Avenue from Front Street to Gunsmoke Street.

Background: On November 17, 2023, the City Commission approved Resolution No. 2023-39 to establish the Downtown Redevelopment Loan Fund. The maximum amount of funding for the loan was \$5 million dollars and the loans have a minimum interest of 2%.

The Downtown Redevelopment supports the vision set forth in the *Dodge City 2030 Comprehensive Plan, Planning for Tomorrow* which states that the City should encourage development in the existing core of the community by creating density through incentives for redevelopment and rehabilitation. This information was generated through the community engagement sessions and online survey for the Comprehensive Plan that stated that ninety-two percent of respondents found that strengthening the Downtown was important to them and where 91% said that the City should be involved in revitalizing the Downtown.

Justification: The proposed grant fund would help ensure that critical improvements are made to facades and awnings. This is the missing piece of the downtown redevelopment plan.

Considerations:

This Fund would have the following parameters:

- 2 million of the \$5 million DRF fund would be used specifically for the Front Street and Second Avenue from Front Street to Gunsmoke Street-Facades, windows, doors, awnings, and signage.
- Proposals must include 30% match of which tax credits would be eligible match.

- City could provide consultant to write historic preservation design review, historic tax credit rehabilitation application and neighborhood revitalization program application.
- If awarded applicant will be required to comply with all city ordinances for Downtown properties.
- Awardee will be required to give City first right of refusal if property sells.
- The City fine per code violation is \$500 per day.
- Awardee must be current on current property taxes.
- New ordinance that will be presented to the Commission in May, 2024, will state that all HVAC units, satellite dishes, or other items must be placed out of site on the roof tops and not on building facades, windows, or awnings.
- A licensed contractor must do improvements to building
- Applications will be accepted, and funding would be available until December 31, 2024.
- The Program will have to reauthorized by future commission annually.
- Funds would be made available by existing fund balances in the Biogas, Water, and Wastewater Funds. ALL of which shall be reimbursed to the utilized fund.

Legal Considerations:

The City Attorney previously approved Resolution No. 2023-39 and found it correct to form.

Mission/Values:

This project meets three out of the four Core Values established by the City Commission.

- Safety - together, we endeavor to provide a safe and secure workplace and community.
- Ongoing Improvement - Together we value progress, growth & new possibilities by providing and preparing for the community's future.
- Working Towards Excellence - Together, we strive to achieve high performance and

Attachments:

Resolution No. 2023-39

Approved for the Agenda by:

A handwritten signature in black ink that reads "Nickolaus J. Hernandez". The signature is written in a cursive style with a large, prominent initial "N".

Nickolaus J. Hernandez, City Manager

Tenant	Address	Façade Square Ft.	Façade Estimate	Historic Tax Credits	90% Rev. from Sale	Minimum 30% Match	City at Large	Owner (\$)	Balconies Canopies	SF Balc	Total Potential Owner Liability	Total City Contribution
Pizza Hut (No Work)	320 W. Wyatt Earp	0	\$0	\$0	\$0	\$0	\$0	\$0			\$0	\$0
Nuevo Look	316 W. Wyatt Earp	780	\$89,475	\$22,369	\$20,132	\$26,843	\$62,633	\$6,711			\$6,711	\$55,922
Bella Italia Ristorante	312 W. Wyatt Earp	520	\$70,219	\$17,555	\$15,799	\$21,066	\$49,153	\$5,266			\$5,266	\$43,887
Iron Insurance	311 W. Wyatt Earp	543	\$73,172	\$18,293	\$16,464	\$21,952	\$51,220	\$5,488			\$5,488	\$45,733
Los Sombreros	308 W. Wyatt Earp	771	\$141,468	\$35,367	\$31,830	\$42,440	\$99,028	\$10,610			\$10,610	\$88,418
Snow Station	501 N. 2nd Ave.	3868	\$567,068	\$141,767	\$127,590	\$170,120	\$396,948	\$42,530	\$176,700	760	\$95,540	\$478,108
Locker Room	503 N. 2nd Ave.	770	\$153,650	\$38,413	\$34,571	\$46,095	\$107,555	\$11,524			\$11,524	\$96,031
Dulceria La Chiquita	502 N. 2nd Ave.	840	\$94,612	\$23,653	\$21,288	\$28,384	\$66,228	\$7,096			\$7,096	\$59,133
Yogi's Vape Shop	500 N. 2nd Ave.	3552	\$223,329	\$55,832	\$50,249	\$66,999	\$156,330	\$16,750	\$445,935	1918	\$150,530	\$451,735
Goddard Building	212 W. Wyatt Earp	960	\$123,806	\$30,952	\$27,856	\$37,142	\$86,664	\$9,285			\$9,285	\$77,379
Fidelity State Bank	510 W. Wyatt Earp	1760	\$69,700	\$17,425	\$15,683	\$20,910	\$48,790	\$5,228	\$187,163	805	\$5,228	\$230,725
Doll Law Firm	206 W. Wyatt Earp	844	\$65,387	\$16,347	\$14,712	\$19,616	\$45,771	\$4,904			\$4,904	\$40,867
ARSI	200 W. Wyatt Earp	3876	\$201,846	\$50,462	\$45,415	\$60,554	\$141,292	\$15,138	\$438,263	1885	\$146,617	\$432,938
Golden House	120 W. Wyatt Earp	5263	\$277,146	\$69,287	\$62,358	\$83,144	\$194,002	\$20,786	\$93,000	400	\$48,686	\$238,316
El Ray de Copas	112 W. Wyatt Earp	3069	\$269,378	\$67,345	\$60,610	\$80,813	\$188,565	\$20,203			\$20,203	\$168,361
High Plains Title	108 W. Wyatt Earp	1600	\$158,630	\$39,658	\$35,692	\$47,589	\$111,041	\$11,897			\$11,897	\$99,144
El Rodeo	100 W. Wyatt Earp	5338	\$276,653	\$69,163	\$62,247	\$82,996	\$193,657	\$20,749			\$20,749	\$172,908
Building Solutions (ren	101 Central								\$87,500		\$26,250	\$61,250
			\$2,855,539		\$642,496		\$1,998,877	\$214,165	\$1,428,560		\$586,585	\$2,840,853