

CITY COMMISSION MEETING AGENDA

City Hall Commission Chambers

806 N 2nd Avenue

Dodge City, KS

Monday, February 3, 2025

7:00 p.m.

MEETING # 5303

CALL TO ORDER

ROLL CALL

INVOCATION BY Pastor Josh Smith, Cross Connections

PLEDGE OF ALLEGIENCE

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, January 21, 2025.
2. Approval of City Commission Meeting Minutes, January 21, 2025.
3. Appropriation, Ordinance No. 3, February 3, 2025.

ORDINANCES & RESOLUTIONS

Resolution No. 2025-05-01: A Resolution Declaring the Eligibility of the City of Dodge City, Kansas to Submit an Application to the Kansas Department of Wildlife and Parks for Use of the Outdoor Recreation Legacy Partnership (ORLP) Grant Funds for the Reimaging Wright Park: Making Wright Park the “Right” Park for Our Community Project in Dodge City and Authorizing the City Manager to Sign the Application. Report by Daniel Cecil, Director of Parks & Recreation, Melissa McCoy, Assistant City Manager.

UNFINISHED BUSINESS

NEW BUSINESS

1. Approval of Advisory Board Appointments/Reappointments to the Various Advisory Boards/Commissions. Report by Collin Clark, Public Information Officer.

2. Approval of the Supplemental Design Agreement for Services for the Completion of Plans for the Comanche Street Project. Report by Ray Slattery, Director of Engineering.
3. Approval of the Payment for the Temporary Construction Easement for the Reconstruction of Trail Street from Love's Drive to Kansas Feed's Drive. Report by Ray Slattery, Director of Engineering.
4. Approval of Change Orders No. 5 and 6 for the FAA Grant 39/40/42 for Dodge City Regional Airport Terminal Expansion and Remodel. Report by Corey Keller, Public Works Director.
5. Approval to Purchase a New Traffic Signal Pole for the North East Corner of the Fourteenth and Comanche Intersection. Report by Corey Keller, Public Works Director.

OTHER BUSINESS

STAFF REPORTS

ADJOURNMENT

CITY COMMISSION WORK SESSION MINUTES

City Hall Commission Chambers
806 N. 2nd Avenue, Dodge City, KS
Tuesday, January 21, 2025
6:00 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, Chuck Taylor, Commissioners Jeff Reinert, Rick Sowers, Michael Burns, Daniel Pogue

WORK SESSION

1. Daniel Cecil, Parks Director stated that they would be going over the action plan and recap and updates of the Reimaging of Wright Park: Making Wright Park the “Right” Park for our Community Project. Jeff Best representative of LK Architecture and Stacey Ludham of Fearless Consulting gave a presentation on the action plan for Wright Park and the Zoo Master plan.

ADJOURNMENT

Commissioner Jeff Reinert made a motion to adjourn the meeting. Commissioner Michael Burns seconded the motion. The motion carried 4 - 0.

ATTEST:

Mayor

City Clerk

CITY COMMISSION MEETING MINUTES

City Hall Commission Chambers

806 N 2nd Avenue

Dodge City, KS

Tuesday, January 21, 2025

7:00 p.m.

MEETING # 5302

CALL TO ORDER

ROLL CALL Mayor, Chuck Taylor, Commissioners Jeff Reinert, Rick Sowers, Michael Burns present, Commissioner Daniel Pogue reported absent.

ELECTION OF MAYOR AND VICE MAYOR

Commissioner Michael Burns made a motion to nominate Jeff Reinert for City Mayor and Daniel Pogue for Vice Mayor. Commissioner Rick Sowers seconded the motion. Motion carried 4 - 0.

Mayor Jeff Reinert called the meeting to order.

INVOCATION BY Pastor Kirk Larson, Grace Community Church

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Commissioner Michael Burns made a motion to approve the agenda as presented. Commissioner Rick Sowers seconded the motion. The motion carried 4 – 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).

A citizen shared concerns about the Dodge City Police Department.

Mollea Wainscott, Assistant Director of Economic Development. gave update on the Land Bank Budget.

CONSENT CALENDAR

1. Approval of City Commission Work Session Minutes, January 6 ,2025
2. Approval of City Commission Meeting Minutes, January 6, 2025.
3. Approval of Special City Commission Work Session and Commission Meeting Minutes, January 13,2025.

4. Appropriation, Ordinance No. 2, January 21, 2025.
5. Cereal Malt Beverage License:
 - a. Casa Alvarez, 1701 E. Wyatt Earp Blvd.
 - b. Playa Dorada, 307 Military Avenue.
 - c. Taylor's Roadhouse, 2305 W Wyatt Earp Blvd.

(On file in City Clerks Office)

Commissioner Michael Burns made a motion to approve the consent calendar as presented. Commissioner Rick Sowers seconded the motion. The motion carried 4 – 0.

ORDINANCES & RESOLUTIONS

Ordinance No. 3825: An Ordinance of the governing body of the City of Dodge City, Kansas, establishing a Reinvestment Housing Incentive District within the city and adopting a plan for the Development of Housing and Public Facilities in such district, and making certain findings in conjunction therewith (15th Avenue Development) was approved on a motion by Commissioner Rick Sowers. Commissioner Chuck Taylor seconded the motion. The motion carried 4 – 0.

Resolution No. 2025-03: A Resolution adopting the housing needs assessment for the City of Dodge City. was approved on a motion by Commissioner Michael Burns. Commissioner Rick Sowers seconded the motion. The motion carried 4 – 0.

Resolution No. 2025-04: A Resolution in recognition of Nickolaus Hernandez for his service to his country and to the City of Dodge City, Kansas was approved on a motion by Commissioner Michael Burns. Commissioner Chuck Taylor seconded the motion. The motion carried 4 – 0.

Resolution No. 2025-05: (First Reading) A Resolution declaring the eligibility of the City of Dodge City, Kansas to submit an application to the Kansas Department of Wildlife and Parks for use of the Outdoor Recreation Legacy Partnership (ORLG) Grant Funds for Reimaging Wright Park: making Wright Park the “Right” Park for our Community Project in Dodge City and authorizing the “City Manager to sign the application was approved on a motion by Commissioner Michael Burns. Commissioner Chuck Taylor seconded the motion. The motion carried 4 – 0.

Commissioner Michael Burns abstained from voting.

Resolution No. 2025-06: A Resolution authorizing signatures at Western State Bank was approved on a motion by Commissioner Chuck Taylor. Commissioner Rick Sowers seconded the motion. The motion carried 4 – 0.

Resolution No. 2025-07: A Resolution authorizing signatures at Landmark National Bank was approved on a motion by Commissioner Chuck Taylor. Commissioner Rick Sowers seconded the motion. The motion carried 4 – 0.

UNFINISHED BUSINESS

NEW BUSINESS

1. Commissioner Rick Sowers moved to approve the Bid from Toter in the amount of \$35,433 to purchase 624 Trash Carts for Dodge City Sanitation Department. Commissioner Michael Burns seconded the motion. The motion carried 4 – 0.

OTHER BUSINESS

STAFF REPORTS

ADJOURNMENT

Commissioner Rick Sowers made a motion to adjourn the meeting. Commissioner Chuck Taylor seconded the motion. The motion carried 4 – 0.

ATTEST:

Mayor

City Clerk



Memorandum

To: City Commissioners

From: Daniel Cecil, Director of Parks and Recreation & Melissa McCoy, Assistant City Manager

Date: February 3, 2025

Subject: Resolution 2025-05-01 - Outdoor Recreation Legacy Partnership (ORLP) grant application for Reimagining Wright Park: Making Wright Park the “Right” Park for Our Community

Agenda Item: Resolution

Purpose: Resolution 2025-05-01 declares the City of Dodge City’s eligibility to apply for the Kansas Department of Wildlife and Parks’ Outdoor Recreation Legacy Partnership (ORLP) program for Reimagining Wright Park: Making Wright Park the “Right” Park for Our Community Project. Approval of this Resolution is critical to demonstrating strong support for the City’s ORLP grant application and commitment to the completion of the project.

Recommendation: City Staff and the Parks and Recreation Advisory Board recommends approval of the ORLP grant and the required fifty percent matching funds of \$12,879,552.42.

Background: Staff had a study session with the City Commission on Tuesday, January 21 and presented a first reading of Resolution 2025-05-01 to give the Commission an opportunity to review the information. The Commission approved the first reading of the Resolution.

Timeline of Wright Park Project to Date



Donated to the City in 1883, Wright Park is the oldest and the main park in Dodge City, KS. Because of its age, the park needs major improvements to meet the demands of the growing and diverse population. The Reimagining Wright Park project (“project”) will introduce a variety of upgrades to the park including a reimagined zoo, an inclusive playground, infrastructure improvements and multi-use pathways to improve park inclusivity, engagement, connectivity and safety.

This project reimagines the existing zoo as a “PlaZoo”, which balances nature play with animal exhibits in an immersive environment to let children’s imagination and creativity flourish in a less-structured play experience. An inclusive, destination playground equipped with a fully accessible splash pad fountain is planned, which would appeal to children of all ages and abilities.

This project will enhance the park’s role as a community event space with additional improvements to the Hoover Pavilion patio, a wedding gazebo, and improved gardens to better serve the community need for weddings, reunions and quinceañeras. Additionally, rehabilitation of existing open-air shelters and the addition of two new shelters will accommodate more family gatherings in the park. This project includes supportive infrastructure improvements such as new utility mains, parking areas, park lighting and the addition of traffic-calming measures. The project also proposes the addition of multi-use pathways throughout the park, which will be part of a larger trail network connecting neighborhoods to the park.

The ORLP program provides matching grants to cities for park projects in underserved communities. These investments enable cities to create new outdoor recreation spaces, reinvigorate existing parks, and form connections between people and the outdoors. The maximum amount of funding available per application is \$15 million and requires a 50/50 match from the applicant.

The 50% matching funds from the City will come from a variety of sources. These can include in-kind labor, donations from outside entities, offset of construction costs utilizing City resources and labor, and City at large contributions. Depending on funding levels there is a tremendous amount of flexibility in this plan to allow for extended construction periods, and “phasing” of amenities with an understanding that there is a base package that will need to be completed. By approval, the City is committing to finding the funding resources required as described above.

City Commission Options:

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

Financial Considerations:

The anticipated cost estimates for making Wright Park the “right” park for our community is \$ 25,759,104.84.

The City is requesting \$12,879,552.42 in ORLP

WRIGHT PARK IMPROVEMENTS	
Budget Estimate	
Park Utilities & Pavements	\$ 2,887,064.70
Destination Playground	\$ 3,256,835.92
PlaZoo	\$ 14,074,176.22
Hoover Pavilion & Liberty Gardens	\$ 1,948,186.50
Central Wright Park Improvements	\$ 1,444,891.50
Architectural&Engineering Fees - Utility/Pavement	\$ 707,600.00
Architectural&Engineering Fees - Playground	\$ 136,400.00
Architectural&Engineering Fees - PlaZoo	\$ 108,400.00
Total Design Fees to Date	<u>\$ 1,195,550.00</u>
	\$ 25,759,104.84
Funding	
ORLP Grant (50%)	\$ 12,879,552
City Match (50%)	\$ 12,879,552
	<u>\$ 25,759,104.84</u>
City Obligations	
MJE LLC In Kind (Dirt + Site Grading)	\$ 1,000,000
Design Fees (already encumbered)	\$ 1,195,550
FWPZ	\$ 40,000
Zoo and Playground Funds	\$ 2,000,000
Water and Sewer	\$ 750,000
Street Sales Tax	\$ 1,500,000
Hilmar Origination Fee	\$ 900,000
GDF (10 yr)	\$ 2,000,000
City In Kind (Labor)	\$ 500,000
Fundraising Goal	\$ 3,000,000
	<u>\$12,885,550.00</u>

grant Funds. The City is required to provide a 50% match for grant funds. The proposed funding match breakdown is shown in the previous image.

Legal Considerations: Resolution 2025-05-01 has been reviewed and approved by the City Attorney. If the City's ORLP grant application is approved, then the City Attorney will review and recommend the funding agreement for the City Commission's approval.

Mission/Values: This project meets the City's Core Purpose of "Together we serve to make Dodge City the best place to be" as well as the Core Value of *Ongoing Improvement* where "Together, we value progress, growth and new possibilities by providing for the community's growth."

Attachments:

Resolution 2025-05-01

Reimagining Wright Park Budget Estimate

Wright Park Funding Plan

Timeline for ORLP Grant Application & Timeline for Reimagining Wright Park Project

Community Engagement Summary

Summary of Letters of Support

Link to Reimagining Wright Park Video: <https://vimeo.com/1047491930?share=copy#t=0>

Approved for the Agenda by:



Nickolaus J. Hernandez, City Manager

RESOLUTION 2025-05-01

A RESOLUTION DECLARING THE ELIGIBILITY OF THE CITY OF DODGE CITY, KANSAS TO SUBMIT AN APPLICATION TO THE KANSAS DEPARTMENT OF WILDLIFE AND PARKS FOR USE OF THE OUTDOOR RECREATION LEGACY PARTNERSHIP (ORLP) GRANT FUNDS FOR THE REIMAGING WRIGHT PARK: MAKING WRIGHT PARK THE “RIGHT” PARK FOR OUR COMMUNITY PROJECT IN DODGE CITY AND AUTHORIZING THE CITY MANAGER TO SIGN THE APPLICATION.

Whereas, the City of Dodge City, Kansas, has the legal authority to apply for, receive, and administer federal, state, and other monies through Home Rule Power under the Constitution of the State of Kansas and authorized by K.S.A. 12-1662, regarding the expenditure of federal aid to public agencies; and

Whereas, the City of Dodge City Kansas, is submitting an application to the Kansas Department of Wildlife and Parks Outdoor Recreation Legacy Partnership (ORLP) program in the amount of as \$12,879,552 outlined in ORLP Grant Applicant information for Federal Fiscal Year 2025-2026; and

Whereas, the City of Dodge City Kansas, is participating as an eligible Project Sponsor in the Kansas Department of Wildlife and Parks for the ORLP Program; and

Whereas, Federal monies are available under the Outdoor Recreation Legacy Partnership administered by the State of Kansas, Department of Wildlife and Parks, for the purpose of enabling cities to create new outdoor recreation spaces, reinvigorate existing parks, and form connections between people and the outdoors in Kansas; and

Whereas, the City of Dodge City Kansas, acknowledges availability of the required local match of no less than 50% and the availability of funds to pay all upfront costs, since the ORLP Program is a cost reimbursement program; and,

Whereas, the City of Dodge City Kansas, agrees to pay any costs that exceed the project amount if the application is selected for funding; and,

Whereas, after appropriate public input and due consideration, the Governing Body of the City of Dodge City, Kansas has recommended that an application be submitted to the State of Kansas for the Reimagining Wright Park: Making Wright Park the “Right” Park for Our Community Project.

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

SECTION 1. That the City of Dodge City, Kansas, does hereby authorize City Manager Nickolaus J. Hernandez to submit an application to the Kansas Department of Wildlife and Parks Outdoor Recreation Legacy Partnership Program funds on behalf of the citizens of The City of Dodge City Kansas.

SECTION 2. That the City of Dodge City, hereby assures the Kansas Department of Wildlife and Parks that sufficient funding for a minimum 50% match and all non-reimbursable expenses, e.g. PE, ROW, utilities, etc. for the Reimagining Wright Park: Making Wright Park the “Right” Park for Our Community project is available, as the Outdoor Recreation Legacy Partnership Program is a reimbursement program.

SECTION 3. That the City of Dodge City, Kansas, hereby assures the Kansas Department of Wildlife and Parks that sufficient funding for the operation and maintenance of the Reimagining Wright Park: Making Wright Park the “Right” Park for Our Community project will be available for the life of the project.

SECTION 4. That City Manager Nickolaus J. Hernandez of Dodge City, Kansas is authorized to sign the application to the Kansas Department of Wildlife and Parks for Parks Outdoor Recreation Legacy Partnership (ORLP) Program funds on behalf of the citizens of City of Dodge City, Kansas. The Assistant City Manager is also authorized to submit additional information as may be required and act as the official representative of the City of Dodge City in this and subsequent related activities.

SECTION 5. That the City of Dodge City, Kansas, hereby assures the Kansas Department of Wildlife and Parks that the City of Dodge City, Kansas, is willing and able to, if the Reimagining Wright Park: Making Wright Park the “Right” Park for Our Community Project is selected for funding, administer all activities involved with the project.

ADOPTED AND PASSED by the Governing Body of the City of Dodge City, Kansas, this 3rd day of February 2025.

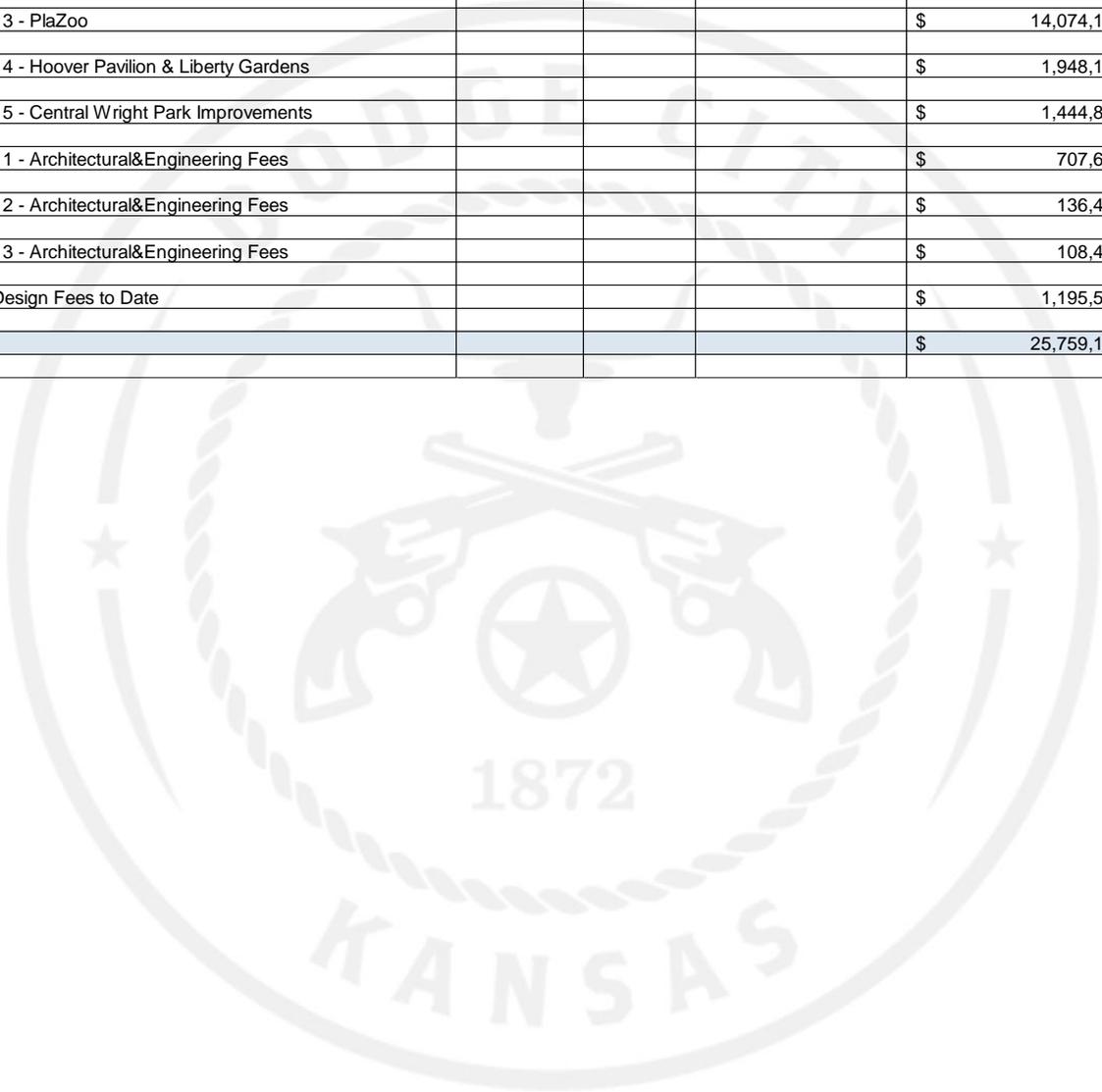
Jeff Reinert, Mayor

ATTEST:

Connie Marquez, City Clerk



Reimaging Wright Park Improvements				
1/16/2025				
Budget Estimate				
Phase 1 - Park Utilities & Pavements				\$ 2,887,064.70
Phase 2 - Destination Playground				\$ 3,256,835.92
Phase 3 - PlaZoo				\$ 14,074,176.22
Phase 4 - Hoover Pavilion & Liberty Gardens				\$ 1,948,186.50
Phase 5 - Central Wright Park Improvements				\$ 1,444,891.50
Phase 1 - Architectural&Engineering Fees				\$ 707,600.00
Phase 2 - Architectural&Engineering Fees				\$ 136,400.00
Phase 3 - Architectural&Engineering Fees				\$ 108,400.00
Total Design Fees to Date				\$ 1,195,550.00
				\$ 25,759,104.84





Outdoor Recreation Legacy Partnership (ORLP) Program Timeline

- February 7, 2025- ORLP Grant due to Kansas Department of Wildlife and Parks (KDWP) Outdoor Recreation Legacy Partnership (ORLP) Program
- June 1, 2025- ORLP Grants due to Department of Interior (DOI), National Park Service (NPS), and Land and Water Conservation Fund Program through KDWP.
- September 1, 2025, Estimated ORLP Grant Selection Announcements.
- September 1, 2026, Selected projects must complete full award package requirements within one year of the selection announcement to remain eligible for funding.
Awards will be made upon NPS's final review and approval of the full application including award package requirements.

Reimagining Wright Park Timeline and Project Phasing

The following is a summary of projected phasing and construction durations for the proposed improvements. The phasing follows a logical progression starting with park utility infrastructure improvements and park roadway improvements. The second phase will be the destination playground. Phase 1 and Phase 2 may be combined to expedite completion if warranted. Phase 3 focuses on the Play Zoo with Phase 4 finishing the project with improvements to the Hoover Pavillion and Liberty Gardens area.

Development 1 – 8-12 months duration

Park Utilities & Pavements

- Utility Infrastructure
- Mass Grading
- Park Drives & Parking Lot Improvements

Development 2 – 4-6 months duration

Destination Playground

- Playground fine grading & drainage
- Electrical & Lighting
- Playground equipment
- Safety surfacing
- Landscaping & irrigation

Development 3 – 12-18-month duration

“PlaZoo”

- Zoo utilities and drainage infrastructure
- Electrical & lighting
- Zoo Exhibits & Buildings
- Fine grading & naturalized water feature
- Zoo pathways

- Fencing & barriers
- Play equipment
- Landscaping & irrigation

Development 4 – 4- 6-month duration

Hoover Pavilion/Liberty Gardens

- Site grading and drainage
- Electrical & lighting
- New parking lot
- New pathways/walks/patio expansion
- Landscaping & Irrigation

Development 5 – 4- 6-month duration

Central Wright Park

- Band shell lighting
- Audience shading
- Two new picnic shelters
- Pathway lighting
- New pathways/walks/patio expansion
- Landscaping & Irrigation



Reimagining Wright Park Community Engagement Summary



Overall, the community supported investment in the park by 88.3% with usership over the previous year at 82.3% of respondents. The top items identified by the community were: walking trails, a naturalized water feature, botanical gardens, a new playground and additional shelters. The community was also asked if they supported having a zoo, and the results were a resounding “yes”. Athletic courts and fields were, surprisingly, ranked lower in the results. Family-oriented recreational activities were emphasized as being important to the community.

Additionally, community members had opportunities to see conceptual plans and share ideas during multiple community pop-up events. City staff partnered with the school district to attend school events (ESOL Diversity Night) for newly arrived immigrant and migrant families, which was held in the evening. City staff also attended larger community events such as the Dodge City Days KidsFest, which is an annual celebration for kids and families and is held in Wright Park on a Sunday. Residents were asked to vote for their favorite concepts and features using dots on large boards. The results of these events and surveys were the foundation on which the final action plan was crafted.

Below are specific details on the number of engagements and responses:

Wright Park Zoo Master Plan

- 2 evening City Commission meeting/work session
- 14 community meetings/open houses
- 278 online survey responses for the Wright Park Zoo (Courbanize, survey available in Spanish)

Wright Park Action Plan

- 3 evening City Commission meetings/work sessions
- 2024 State of the City
- 2025 Winter Expo booth
- 403 responses on Wright Park Zoo concepts (Confluence)
- 1 evening Final Friday pop up
- 1100 online survey responses for the Wright Park Action Plan (Survey Monkey, survey available in Spanish)

- 1200 responses from community event sessions at KidsFest and the English for Speakers of Other Languages (ESOL)'s Diversity Night
- 7 stakeholder meetings

Comprehensive Plan

- 150 comments and 561 visitors to view the information (Courbanize)
- 3 evening City Commission meetings/work session
- 2 Planning Committee meetings/work sessions
- 3 public engagement sessions
- 10 stakeholder engagement sessions
 - Rotary, Chamber of Commerce, Economic Development, Convention & Visitor's Bureau, Cultural Relations Advisory Board, Chamber of Commerce Multicultural Committee, DCHS Government Classes, DCHS Parent/Teacher Conferences, DCCC Adult Learning Center, Senior Center, Parks & Recreation Advisory Board
- 3 engagement sessions on specific chapters of the plan
 - 1 session focused on "maintaining and upgrading our public facilities, parks"



2025 Outdoor Recreation Legacy Partnership (ORLP) Grant Program Letters of Commitment and Support Summary

ORLP Grant Letters of Commitment & Support

US Senator Jerry Moran

US Senator Roger Marshall

US Representative Tracey Mann

KS Representative Jason Goetz

KS Senator Ron Ryckman

MJE, LLC

Friends of Wright Park Zoo

Black Hills Energy

Catholic Charities of Southwest Kansas

Dodge City Area Chamber of Commerce

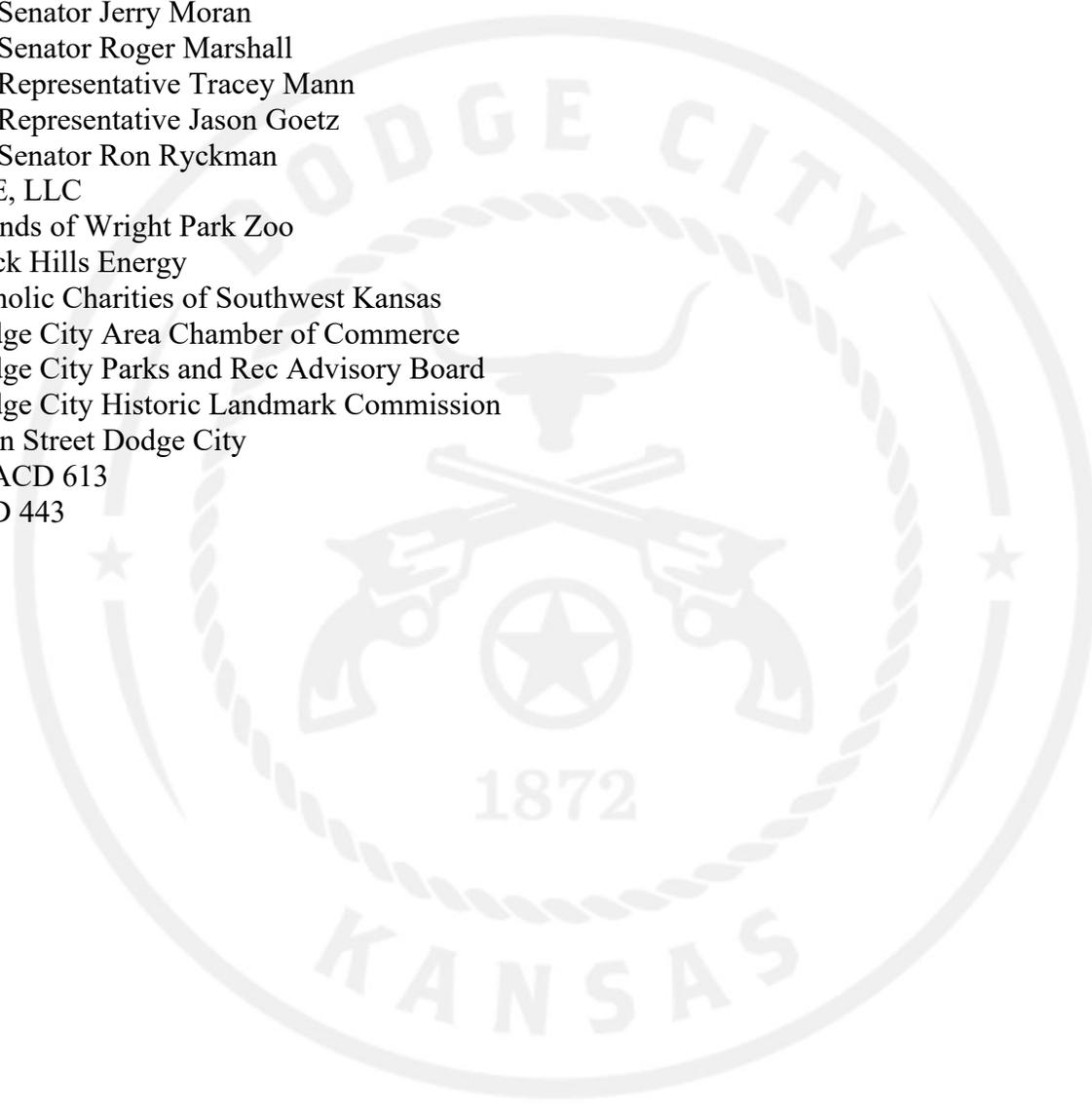
Dodge City Parks and Rec Advisory Board

Dodge City Historic Landmark Commission

Main Street Dodge City

SKACD 613

USD 443



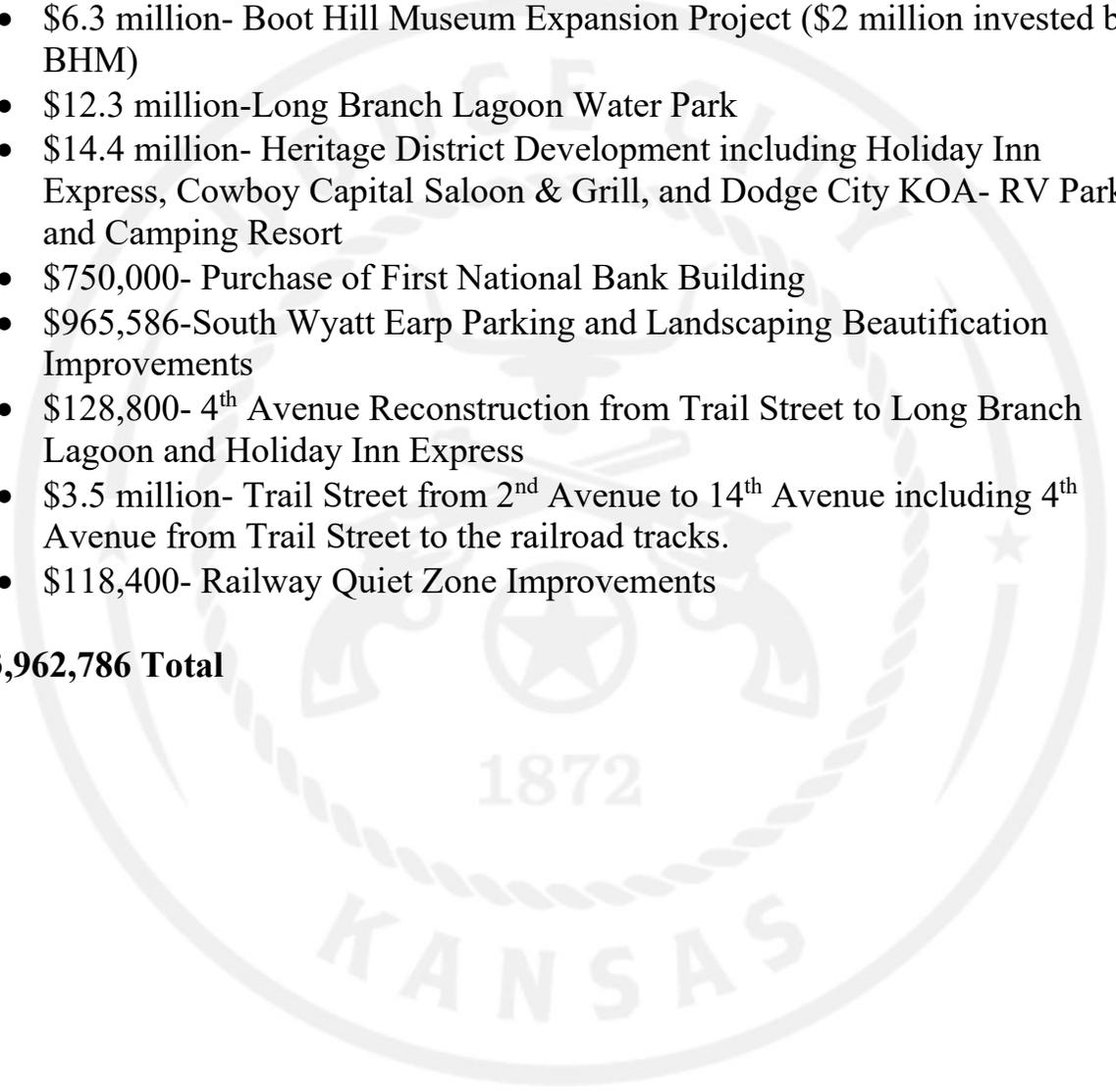


Downtown Dodge City Development & Investment

(Does not include additional private and utility investments in downtown)

- \$15.5 million- Downtown Streetscape Project (Design and Construction)
- \$6.3 million- Boot Hill Museum Expansion Project (\$2 million invested by BHM)
- \$12.3 million-Long Branch Lagoon Water Park
- \$14.4 million- Heritage District Development including Holiday Inn Express, Cowboy Capital Saloon & Grill, and Dodge City KOA- RV Park and Camping Resort
- \$750,000- Purchase of First National Bank Building
- \$965,586-South Wyatt Earp Parking and Landscaping Beautification Improvements
- \$128,800- 4th Avenue Reconstruction from Trail Street to Long Branch Lagoon and Holiday Inn Express
- \$3.5 million- Trail Street from 2nd Avenue to 14th Avenue including 4th Avenue from Trail Street to the railroad tracks.
- \$118,400- Railway Quiet Zone Improvements

\$53,962,786 Total





Memorandum

To: City of Dodge City Commission
CC: City Manager Nick Hernandez
From: Collin Clark, Public Information Officer
Date: February 3, 2025
Subject: 2025 Advisory Board and Commission Appointments
Agenda Item: New Business

Purpose: To fill vacant/open positions on the various City of Dodge City advisory boards/Commissions.

Recommendation: To approve the appointment/reappointment of individuals listed below to the various City of Dodge City Advisory Board/Commissions.

Background: The process of soliciting interested citizens to fill the expired/vacant positions on the city-appointed boards and commissions has ended. The notice seeking applications was published in the Dodge City Daily Globe, on the City of Dodge City website, on the City Facebook page, the Community Newsletter, and over radio interview. Staff representatives have reviewed the applications and support the following Mayor's recommendations to the City Commission for appointment.

AIRPORT ADVISORY BOARD - Reappointment of Bob Growth and appointment Timmey M. McClure Jr.

CONVENTION & VISITOR BUREAU - Appointment of Tara Schraeder for the at large position, appointment of Rod Swafford for the attractions, and appointment Jillian Janulewicz for the Hotel/Restaurant/Hospitality.

COMMUNITY FACILITIES ADVISORY BOARD (CFAB) - Reappointment of Hugo Garcia and the appointment of Alicia F. Edwards

DODGE CITY PLANNING COMMISSION - Reappointment of Alba Gutierrez - Ortiz, reappointment of Blanca Soto, and reappointment of Angelica Villanueva.

GOLF ADVISORY BOARD - Reappointment of Ryan Rabe.

HISTORIC LANDMARK COMMISSION - Reappointment of Angela Doom and the reappointment of Dana Williamson.



LIBRARY BOARD - Reappointment of Kirstin Bangerter and the appointment of Abbey Martin

RECYCLING ADVISORY BOARD - Reappointment of Cheryl Koontz and the Reappointment of Vickie Williamson

SANTA FE TRAILS COMMUNITY ADVISORY BOARD - Appointment of Ashley Garza, reappointment of Orlando Villasenor, and reappointment of Bailey Schafer

City Commission Options:

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

Financial Considerations: N/A

Legal Consideration: N/A

Mission/Values: Working with Boards and Commissions fulfills the City's mission statement: Together, we promote open communications with our community members to improve quality of life and preserve our heritage to foster a better future and accomplish our core purpose of making Dodge City the Best Place to be.

Approved for the Agenda by:

A handwritten signature in black ink, appearing to read "Melissa McCoy". The signature is fluid and cursive.

Melissa McCoy, Assistant City Manager/Public Affairs



Memorandum

To: Nick Hernandez, City Manager and City Commissioners
From: Ray Slattery, PE, Director of Engineering Services
Date: February 3, 2025
Subject: Approval of Design Supplement for the Completion of Final Plans for Comanche St., US 50 to 14th Ave., ST 0909
Agenda Item: New Business

Purpose: The purpose of this supplemental agreement is to provide the additional design services for a portion of Matt Down Ln. along City property south of Comanche St.

Recommendation: Approve the Supplemental Design Agreement for Services for the completion of plans for the Comanche St. Project with Brungardt Honomichl & Company, P.A. (BHC) in the amount of \$155,822.00.

Background: At the December 4, 2023, the Commission approved the Design Agreement with BHC to complete the reconstruction/construction plans of Comanche St. from 14th Ave. to US 50. During the final design of the project, a couple of items have been discovered that need to be addressed. First the alignment of the Comanche St. extension from Matt Down Ln. to Us will need to be adjusted since a building has been constructed in the proposed Right-of-Way (R/W) of the Comanche St. extension. This adjustment will eliminate the need for a costly relocation of the building in the R/W acquisition phase. Also, there was internal discussion among staff and some with the developer about the need to develop Matt Down Ln. from Comanche St. South to the southern limits of the City property being considered for development.

Some changes to the number of properties needing to be acquired are also reflected in this supplement.

City Commission Options:

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

Financial Considerations: The Supplement Agreement for Services with BHC is for \$155,882.00.

Amount \$: \$155,882.00

Fund:

Budgeted Expense Grant Bonds Other

Legal Considerations: The City will enter into a contract with BHC and is bound by the provisions of this contract.

Mission/Values: This project aligns with the City's Core Value of Ongoing Improvements.

Attachments: Agreement for Services from BHC.

Approved for the Agenda by:

Ray Slattery, PE

Ray Slattery, PE, Dir. of Engineering Services



CIVIL ENGINEERING / SURVEYING / UTILITIES

January 15, 2025

Contract Amendment #2 for Additional Services – Resume Completion of Final Plans for Comanche Street (US 50 Hwy to 14th Ave)

Attached is a second contract amendment from Brungardt Honomichl & Co., P.A. (BHC) which includes scope and fee for additional services to be performed for the City of Dodge City beyond what was included in the original contract and amendment #1 that were previously executed. The contract would increase by \$155,822.00. This increases the total contract from \$227,182.00 to 383,004.00.

Sincerely,
BHC

A handwritten signature in blue ink that reads "Randall J. Gorton".

Randall J. Gorton, P.E., PTOE
Vice-President

Enclosures



CONTRACT CHANGE REQUEST/APPROVAL FORM

Date of Request 01/15/2025

No. 2

Note: Upon execution of this form with signatures of both parties below, the request is approved and authorization is given to proceed.

Project: Resume Completion of Final Plans for Comanche Street (US 50 Hwy to 14th Ave)	Owner: City of Dodge City, KS	Location: Dodge City, Kansas
Contract / Statement of Work No. Dated: originally executed 12/04/2023		BHC Project No. 041180.00.01
Description of Change: Additional Services – collect additional topographic survey and add final design of improvements to Matt Down from Comanche south to end of prospective development(approx. ¼ mile) as well as perform traffic signal layout at Matt Down for future installation and develop a signal interconnect plan for signals at US 50, Matt Down and 14 th . Scope will also include design of a roundabout at the intersection west of Matt Down intended to provide access to the prospective commercial development.		Initiated By: BHC – Randy Gorton, Vice-President
Reason for Change Request: City has requested additional work to be performed as the Comanche street improvement project has evolved.		Contract Change Amount: \$155,822.00

The following change(s) to the contract are requested:

Actions

1. Add \$155,822.00 to the contract and add to the scope of work.

Explanation

This will support expanded tasks to better serve the long-term benefits from the Comanche Street project and support the prospective commercial development.

Brungardt Honomichl & Co., P.A.:

City of Dodge City, Kansas:

Randall J. Gorton, P.E., / Vice-President
Print Name / Title

Print Name / Title



Signature

1/27/25
Date

Signature

Date

Task No.	Attachment A Scope of Services ADDING MATT DOWN DESIGN (S. 1/4 MILE), ADJUST COMANCHE ALIGNMENT, & SIGNAL AND INTERCONNECT DESIGN Comanche Improvements (US 50 to 14th) Dodge City, KS Prepared By: BHC (Jan 2025)	Phase	Task	Labor (Hours) / Average Rates									Labor		Reimbursable Expenses	Total Task Fee
				Public Works					Surveying				Hours	Cost		
				Prin. Prog. Man.	Project Manager	Sr. Proj/Traffic Eng.	Project Eng.	Design Eng.	Sr. Eng. Tech.	Proj. Surveyor	Crew Chief	Crew Member				
SCHEDULE: Construction in 2026?				\$235	\$220	\$195	\$185	\$150	\$167	\$180	\$140	\$110				
1.	Data Collection Updates															
A.	Attend a pre-design meeting to establish the City's updated design criteria for the project.	71	782		6		6						12	\$2,430	\$200	\$2,630
B.	Document design criteria for the project and prepare a design memorandum that is to be submitted to the City.	71	780											\$0		\$0
C.	Develop an updated design schedule. Submit a copy to the City and provide digital updates at scheduled progress meetings. The schedule should include the following milestones: Data Collection, revised Office Check Plans to the City, Approximate Utility Coordination Meeting Dates, Right-of-way / Easements to the City, Approximate Public Meeting / Individual Stakeholder Meeting Dates, Final Plans to the City.	71	780											\$0		\$0
D.	Contact utility companies to determine the location of current existing facilities, collect as-built plans and determine location of planned improvements.	71	770				1	1					2	\$317		\$317
E.	Perform field surveys to obtain sufficient detail for the project design. For all work within the right-of-way, the surveyor shall install and maintain traffic control in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD) prior to and during the work. The surveyor shall also notify all property owners along the project of the topographic survey prior to any work being done.	71	772		1			4					5	\$888	\$29,200	\$30,088
F.	<i>[intentionally left blank]</i>														\$0	\$0
G.	Update ownership certification information secured by the City from a title company to determine current right-of-way lines, property lines, easement limits and ownership information.	71	772				1	2					3	\$485		\$485
Task 1 Subtotal					7		7	3	5				22	\$4,120	\$29,400	\$33,520

Task No.	Attachment A Scope of Services ADDING MATT DOWN DESIGN (S. 1/4 MILE), ADJUST COMANCHE ALIGNMENT, & SIGNAL AND INTERCONNECT DESIGN Comanche Improvements (US 50 to 14th) Dodge City, KS Prepared By: BHC (Jan 2025)	Phase	Task	Labor (Hours) / Average Rates									Labor		Reimbursable Expenses	Total Task Fee
				Public Works					Surveying				Hours	Cost		
				Prin. Prog. Man.	Project Manager	Sr. Proj/Traffic Eng.	Project Eng.	Design Eng.	Sr. Eng. Tech.	Proj. Surveyor	Crew Chief	Crew Member				
SCHEDULE: Construction in 2026?				\$235	\$220	\$195	\$185	\$150	\$167	\$180	\$140	\$110				
2.	Preliminary Design															
A.	Prepare horizontal alignment of Matt Down roadway using refreshed design topo	72	736	1	2		8		8				19	\$3,491		\$3,491
B.	Adjust horizontal alignment of Comanche west of Matt Down															
C.	Prepare vertical profile of roadways.	72	736	1	2		12		12				27	\$4,899		\$4,899
D.	<i>Discuss preferences for any landscape and aesthetic elements of project</i>	72	780		2				2				4	\$774	\$1,500	\$2,274
E.	Prepare stormwater analysis of likely cross-road culverts and tributary areas for roadside drainage per established design criteria.	72	740			8		8					16	\$2,760		\$2,760
F.	Waterline main design	72	720	1	4	4			12				21	\$3,899		\$3,899
G.	Prepare cross-sections of Matt Down options illustrating potential construction limits and ROW needs.	72	758		8		8		16				32	\$5,912		\$5,912
H.	Adjust Comanche cross-sections where realigned west of Matt Down	72	736		2		6		4				12	\$2,218		\$2,218
I.	Preliminary traffic signal and interconnect design at Matt Down	72	780		2				4				6	\$1,108	\$11,750	\$12,858
J.	Meeting to review preliminary design with City staff and other stakeholders.	71	782		4		4						8	\$1,620	\$500	\$2,120
	Task 2 Subtotal			3	26	12	38	8	58				145	\$26,681	\$13,750	\$40,431
3.	Right-of-Way, Easements and Tract Maps															
A.	Prepare individual tract maps. Submit one (1) set of colored updated right-of-way plans and separate tract maps to the City for review. A separate drawing will be submitted for each type of taking (right-of-way, temporary construction easement, utility easement, and sidewalk easement) for each parcel. It is anticipated that takings will be needed from up to three (3) tracts. CITY PROVIDES O&E INFO	72	772						4	2	6		12	\$1,868		\$1,868
B.	Prepare legal descriptions of each taking for each tract on separate sheets. Each legal description shall be in the following format: Heading: EXHIBIT "A" Heading Information: Tract # (Line 1), Owner (Line 2), Type of Taking (Line 3) Body: Legal Description & R.L.S. Seal, with signature and date It is anticipated that takings will be needed from up to three (3) tracts. A hard copy as well as an electronic copy of the legal descriptions shall be submitted to the City.	72	772		1			1		1	6		9	\$1,390		\$1,390
C.	Provide field stakes at each property for proposed ROW and easement corners (assuming 3 tracts).	72	772		1					2	9	9	21	\$2,830	\$400	\$3,230
D.	Incorporate City review comments.	72	772							1			1	\$180		\$180
E.	<i>[intentionally left blank]</i>	72	772											\$0		\$0
F.	<i>[intentionally left blank]</i>	72	772											\$0		\$0
G.	Provide Quality Assurance and Quality Control.	72	784	1									1	\$235		\$235
	Task 3 Subtotal			1	2			1	4	6	21	9	44	\$6,503	\$400	\$6,903

Task No.	Attachment A Scope of Services ADDING MATT DOWN DESIGN (S. 1/4 MILE), ADJUST COMANCHE ALIGNMENT, & SIGNAL AND INTERCONNECT DESIGN Comanche Improvements (US 50 to 14th) Dodge City, KS Prepared By: BHC (Jan 2025)	Phase	Task	Labor (Hours) / Average Rates									Labor		Reimbursable Expenses	Total Task Fee
				Public Works					Surveying				Hours	Cost		
				Prin. Prog. Man.	Project Manager	Sr. Proj/Traffic Eng.	Project Eng.	Design Eng.	Sr. Eng. Tech.	Proj. Surveyor	Crew Chief	Crew Member				
	SCHEDULE: Construction in 2026?			\$235	\$220	\$195	\$185	\$150	\$167	\$180	\$140	\$110				
4.	Final/PS&E/Bid Plans															
A.	Prepare the following office check plan sheets.															
	Title Sheet.	73	730											\$0		\$0
	General Notes and Legend.	73	730					1					1	\$150		\$150
	Quantities.	73	732		1			2	1				4	\$687		\$687
	General Layout and Survey Data Sheet.	73	730			1			2				3	\$529		\$529
	Typical Sections.	73	734						2				2	\$334		\$334
	Plan & Profiles.	73	736		8	8		8	16				40	\$7,192		\$7,192
	Driveway Plan & Profiles	73	736			5		4	14				23	\$3,913		\$3,913
	Intersection Details.	73	738		4	8		12	20				44	\$7,580		\$7,580
	Water Main Plan & Details	73	720	1	4	4			4				13	\$2,563		\$2,563
	Roadway Details.	73	744			1		1	2				4	\$679		\$679
	Traffic Signal & Interconnect Plans & Details	73	780		2				4				6	\$1,108	\$11,500	\$12,608
	Storm Structure Analysis, Layout & Details	73	740	1	2	8		8	8				27	\$4,771		\$4,771
	Retaining Wall Details	73	780		2				4				6	\$1,108	\$500	\$1,608
	Erosion Control Plan & Details.	73	748		1	2		2					5	\$910		\$910
	Pavement Marking and Signing Plan & Details.	73	754		1	7			7				15	\$2,754		\$2,754
	Construction Phasing Plan.	73	756		1	2			4				7	\$1,278		\$1,278
	Traffic Control Details.	73	756			1		2					3	\$495		\$495
	Drainage Area Map and Calculations.	73	740			2		4					6	\$990		\$990
	Cross Sections.	73	758		2	3		20	20				45	\$7,365		\$7,365
B.	Submit two (2) half-size sets of office check plans to the City for review and comment. In addition, submit a copy of the office check plans to the City in electronic format.	73	780		1				2				3	\$554	\$250	\$804
C.	Prepare a revised cost estimate.	73	732		1			1	1				3	\$537		\$537
D.	Revise plans as per City plan review comments.	73	780		4	2	8	8	16				38	\$6,622		\$6,622
E.	Conduct a utility coordination meeting (virtual)	73	770		2		1						3	\$625		\$625
F.	Conduct a public meeting/open house	73	782		2			2					4	\$740	\$750	\$1,490
G.	Client communication and coordination.	73	784		4	2							6	\$1,270	\$1,500	\$2,770
H.	Provide Quality Assurance and Quality Control.	73	784	2	2	2							6	\$1,300		\$1,300
	Task 4 Subtotal			4	44	58	9	75	127				317	\$56,054	\$14,500	\$70,554

Task No.	Attachment A Scope of Services ADDING MATT DOWN DESIGN (S. 1/4 MILE), ADJUST COMANCHE ALIGNMENT, & SIGNAL AND INTERCONNECT DESIGN Comanche Improvements (US 50 to 14th) Dodge City, KS Prepared By: BHC (Jan 2025)	Phase	Task	Labor (Hours) / Average Rates									Labor		Reimbursable Expenses	Total Task Fee		
				Public Works					Surveying				Hours	Cost				
				Prin. Prog. Man.	Project Manager	Sr. Proj/Traffic Eng.	Project Eng.	Design Eng.	Sr. Eng. Tech.	Proj. Surveyor	Crew Chief	Crew Member						
	SCHEDULE: Construction in 2026?			\$235	\$220	\$195	\$185	\$150	\$167	\$180	\$140	\$110						
5. Construction Administration																		
A.	Provide technical assistance during construction. Technical assistance includes but is not limited to answering questions during the bidding process and/or during construction, reviewing shop drawings and catalog cuts, attending a preconstruction meeting if requested by the City.	74	790	2	4	4		2	2				14	\$2,764	\$1,650	\$4,414		
Task 5 Subtotal						2	4	4		2	2			14	\$2,764	\$1,650	\$4,414	
Design & Topo Subtotal =																\$144,505		
ROW/Easement Acquisition Subtotal =																\$6,903		
Construction Admin Subtotal =																\$4,414		
Project Total						10	83	74	54	89	196	6	21	9	542	\$ 96,122	\$ 59,700	\$ 155,822

Additional Services

The services provided for this project are limited to those listed in the Scope of Services. Any additional services will be performed at an hourly rate or a lump sum basis as agreed to prior to initiating the additional service. Additional services may include but are not limited to the following:

1. Culvert or Bridge Design (other than use of KDOT standard plans).
2. Street Lighting Electrical Details (beyond use of previous project details).
3. Additional Permitting (i.e. USACE 404, FEMA) beyond NOI environmental clearance, land disturbance, and Corps' NWP submittals. The NOI (with KHS and KDWP Endangered Species documentation) IS included in scope of services.
4. Stormwater Pollution Prevention Plan (SWPPP); Contractor would prepare a Stormwater Pollution Prevention Plan (SWPPP).
5. Any survey of new utility locations outside the corridor topo limits (horizontal and vertical).
6. Utility Design (sanitary sewer, telecommunications, etc) unless specifically included above.
7. Environmental Studies / Reports / Mitigation.
8. Construction Staking.
9. Inspection - Construction Observation & Documentation.
10. Testing Services.



Memorandum

To: Nick Hernandez, City Manager and City Commissioners

From: Ray Slattery, PE, Director of Engineering

Date: February 3, 2025

Subject: Approve Payment for Temporary Construction Easements for Trail St. Reconstruction, ST 2010

Agenda Item: Consent Calendar

Purpose: The purpose of this is to approve the payment of the temporary construction easement required for the reconstruction of Trail St. from Love's Dr. to Kansas Feed's Dr.

Recommendation: Approve the purchase price for the temporary construction easement for the reconstruction of Trail St. from Love's Dr. to Kansas Feed's Dr.

Background: The City needs to acquire Right-Of-Way, several permanent easements and temporary easements for the reconstruction of Trail St. from Love's Dr. to Kansas Feed's Dr. The City's agent for the acquisition has been working on acquiring the easements. Offers are being negotiated for the easements. The compensation was determined as to meet fair and equitable compensation as outlined in the Uniform Act for Property Acquisition.

City Commission Options:

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

Financial Considerations: The negotiated temporary construction easement offers follow:

Tract #13 - Roberto Barjas	TCE	\$ 500.00
	Fence Replacement	\$1,500.00
	TOTAL	\$2,000.00

Amount \$: 2,000.00

Funds: 44130300 - 442001

Budgeted Expense Grant Bonds Other

Legal Considerations: Proceed with payment easements.

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

Attachments: Contract for the purchase of the TCE and TCE.

Approved for the Agenda by:

Ray Slattery, PE

Ray Slattery, Dir. Of Engineering Services

PROJECT: TRAIL STREET
MCCAUSTLAND ROAD 1 TO US 56

TRACT NO: 13

COUNTY: FORD

PARCEL ID: 099-31-0-20-03-003.00-0

THE CITY OF DODGE CITY, KANSAS

CONTRACT FOR CONVEYANCE OF REAL ESTATE BY TEMPORARY EASEMENT

THIS AGREEMENT Made and entered into this 4th day of December, 2024

Between Roberto Barajas and Leticia O. Barajas, husband and wife
1901 E. Trail St.
Dodge City, KS 67801

landowner(s), and the City of Dodge City of the State of Kansas.

WITNESSETH, For consideration as hereinafter set forth, the landowner(s) hereby agree(s) to convey fee title to the City of Dodge City by Temporary Easement to the following described real estate in the County of Ford, State of Kansas, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

It is understood and agreed that landowner(s) is/are responsible for all property taxes on the above described property accrued prior to the conveyance of title to the City of Dodge City. In the event of relocation, landowner(s) hereby expressly agrees and covenants that they will hold and save harmless and indemnify the City of Dodge City and his or her authorized representatives from any and all costs, liabilities, expenses, suits, judgments, damages, to persons or property or claims of any nature whatsoever which may occur during the time the City becomes legally entitled to the property and the date of relocation. In no event will the landowner(s) be required to move until the City becomes legally entitled to the property.

The City of Dodge City agrees to purchase the above described real estate, and to pay therefore, the following amount within sixty days after the warranty deed conveying said property free of encumbrance has been delivered.

Approximately _____ sq. ft for Right of Way \$ _____

Approximately 750 sq. ft. for Temporary Easement \$ 500

Miscellaneous: Fence \$ 1,500

Total \$ 2,000

The City of Dodge City shall provide the Landowner 15 days notice prior to the start of construction so that Landowner may remove and salvage the fencing which will be impacted by the project. Landowner will be responsible for constructing a temporary fence if needed and a new permanent fence once construction is complete.

The Landowner(s) shall grant the right of ingress or egress onto landowner(s) property to allow the City of Dodge City to attach all intersecting private property fences on the landowner(s) property to the control of access fences.

It is understood and agreed that the above stated consideration for said real estate is in full payment of said tract of land and all damages arising from the transfer of said property and its use for the purposes above set out.

IN WITNESS WHEREOF The parties have hereunto signed this agreement the day and year first above written.

APPROVED BY:

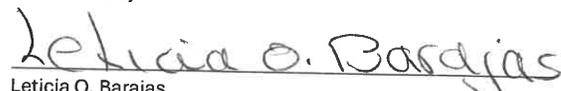
LANDOWNERS:

THE CITY OF DODGE CITY

BY: _____



Roberto Barajas



Leticia O. Barajas

MEMORANDA

Exact and full name of owner, as name appears of record:

Roberto Barajas and Leticia O. Barajas, husband and wife

If mortgage or other liens, show names of holders:

n/a

REMARKS:

TAX ID # See attached

Recommended By:



Danielle Allen, Land Acquisitions

Prepared by:
Olsson

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS, that

Roberto Barajas aka Robert Barajas and Leticia O. Barajas, husband and wife

Hereinafter the Grantor, for the sum of \$1.00 Dollar and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, does grant to the CITY OF DODGE CITY, a municipal corporation in the County of Ford, State of Kansas, hereinafter the Grantee, its successors and assigns, a Temporary Construction Easement over, under and through the following described real estate, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE PART HEREOF

The above described easement is to be used for the purpose of constructing, grading, improving, reconstructing and inspecting of

Trail Street – McCaustland Road 1 to US 56

As shown by the plans of the proposed improvement. This Temporary Construction Easement includes the right of ingress and egress over and through the above-described real estate.

The Grantee hereby agrees to restore the premises to as neat the original condition as possible. Grading within the temporary construction easement may result in grade change.

This Temporary Construction Easement shall commence upon the date listed below and shall expire twelve (12) months after the completion and acceptance of construction.

Grantor does hereby waive and release **Grantee** from any and all claims for damages or compensation either now or in the future arising by reason of the use of the real estate described for the purpose herein described.

This agreement is binding upon the heirs, executors, administrators, successors and assigns of the Grantor and **Grantee**, and it is understood that this agreement cannot be changed or altered in any way except by writing, legally signed by both Grantor and **Grantee**.

TO THESE COVENANTS, the Grantor does hereby consent and agree.

IN WITNESS WHEREOF, the party above named has executed this easement this this 4th day of December, 2024.

Roberto Barajas
Roberto Barajas

Leticia O. Barajas
Leticia O. Barajas

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF FORD, COUNTY OF KANSAS, SS:

BE IT REMEMBERED, that on this 4th day of December, 2024, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came

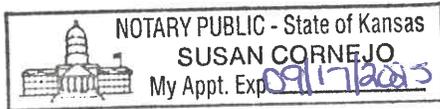
Roberto Barajas Leticia Barajas
who is personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledges the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the date and year last above written.

Susan Cornejo

Notary Public

Term Expires: 9/17/2025



DODGE CITY KS EAST TRAIL STREET RECONSTRUCT - TEMPORARY CONSTRUCTION EASEMENT #13
 OLSSON NO. 020-0007
 FEBRUARY 7, 2024

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION

A TRACT OF LAND IN TRACT NO. 8, MCCAUSTLAND PLACE SUBDIVISION NO. 1, A SUBDIVISION OF LAND RECORDED IN BOOK B OF PLATS AT PAGE 44 1/2 IN THE FORD COUNTY REGISTER OF DEEDS OFFICE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 26 SOUTH, RANGE 24 WEST OF THE 6TH PRINCIPAL MERIDIAN IN DODGE CITY, FORD COUNTY, KANSAS BEING BOUNDED AND DESCRIBED BY GREGORY CHAD WELLER L.S. 1417, OF OLSSON, INC., KSLs-114, ON FEBRUARY 7, 2024, FOR THE PURPOSE OF A TEMPORARY CONSTRUCTION EASEMENT, AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT NO. 8, ALSO BEING THE NORTHEAST CORNER OF TRACT NO. 9, OF SAID MCCAUSTLAND PLACE SUBDIVISION NO. 1, ALSO BEING A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF EAST TRAIL STREET AS NOW ESTABLISHED; THENCE SOUTH 77°50'37" EAST, ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, ALSO BEING THE NORTH LINE OF SAID TRACT NO. 8, A DISTANCE OF 100.03 FEET; THENCE, LEAVING SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE AND SAID NORTH LINE, SOUTH 01°03'42" WEST, 7.64 FEET; THENCE NORTH 77°50'37" WEST, 100.03 FEET TO A POINT ON THE WEST LINE OF SAID TRACT NO. 8, ALSO BEING THE EAST LINE OF SAID TRACT NO. 9; THENCE NORTH 01°03'42" EAST, ON SAID WEST LINE AND ON SAID EAST LINE, 7.64 FEET TO THE POINT OF BEGINNING. CONTAINING 750 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

USER: gjohnson2

DWG: F:\2020\0001-0500\020-0007\40-Design\Survey\SRVY\Sheets\Easements\TCE-13\13_V_ESM_0200007_TCE-13.dwg
 DATE: Feb 7, 2024 12:24PM



PROJECT NO: 020-0007	TEMPORARY CONSTRUCTION EASEMENT #13 - DESCRIPTION
DRAWN BY: GMJ	DODGE CITY KS EAST TRAIL STREET RECONSTRUCT
DATE: 2024-02-02	SEC. 31- T26S - R24W - DODGE CITY, FORD COUNTY, KANSAS



302 S. Fourth Street
 Suite 110
 Manhattan, KS 66502
 TEL 785.539.6900
 www.olsson.com

EXHIBIT
 1 of 2

POINT OF BEGINNING

T.C.E. #13
NW CORNER
TRACT NO. 8
McCAUSTLAND PLACE
BK. B (PLATS)
PG. 44 1/2

Temporary Construction Easement #13

750 SQ. FT. ±
0.02 ACRES. ±

EXISTING SOUTHERLY
RIGHT-OF-WAY LINE
EAST TRAIL STREET,
NORTH LINE
TRACT NO. 8

N01°03'42"E
7.64'

100.03'
S77°50'37"E

N77°50'37"W
100.03'

WEST LINE
TRACT NO. 8,
EAST LINE
TRACT NO. 9

S01°03'42"W
7.64'

ROBERT & LETICIA BARAJAS
BOOK 223 PAGE 792



SCALE IN FEET
1" = 20'

LEGEND

T.C.E. TEMPORARY CONSTRUCTION EASEMENT



PROJECT NO: 020-0007	TEMPORARY CONSTRUCTION EASEMENT #13 - EXHIBIT
DRAWN BY: GMJ	DODGE CITY KS EAST TRAIL STREET RECONSTRUCT
DATE: 2024-02-02	SEC. 31 - T26S - R24W - DODGE CITY, FORD COUNTY, KANSAS

olsson

302 S. Fourth Street
Suite 110
Manhattan, KS 66502
TEL 785.539.6900
www.olsson.com

EXHIBIT

2 of 2



Memorandum

To: Nick Hernandez, City Manager and City Commissioners

From: Corey Keller, Public Works Director

Date: August 14, 2024

Subject: Approve Change Orders No. 5 & 6 for of FAA Grant 39/40/42 Airport Terminal Expansion

Agenda Item: New Business

Purpose: The request for additional funds will increase the contract originally approved by the City Commission between the City of Dodge City, Icon Structures and FAA.

Recommendation: Approve Change Orders Five and Six for FAA Grant 39/40/42 Airport Terminal Expansion and Remodel.

Background: Change Order # 5 the scope of this change is to convert the landscaping areas on the east and west sides of the terminal to pavement. This also added pavement on the northeast corner of the terminal for additional space for the baggage cart adjacent to the baggage drop into baggage claim. This change-order reflects the changes in quantities of concrete added to the scope of work. This would increase the overall contract \$34,183.25

Change Order #6 This change order is based on the quotes Icon Structures received from their selected signage vendor, the original allowance of \$30,000.00 was insufficient. There are two allowances that were budgeted for the exterior signage

1. Exterior Sign No. 1 (aka, "horsemen" sign) = \$10,000.00 (Ineligible) which will increase to \$24,451.50 adding \$14,451.50 to the ineligible cost.
2. Exterior Sign No. 2, 3, & 4 = \$20,000.00 (Eligible) which will increase to \$20,673.60, adding \$673.60 to the eligible cost of the grant.

This will increase the total allowance value of \$30,000 by \$15,125.10 for a total of \$45,125.10

City Commission Options:

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

Financial Considerations: FAA has approved change orders # 5 and # 6 determining that # 5 costs are eligible for federal funding and the \$14,451.50 of change order 6 is ineligible for federal funding however the \$673.60 is eligible. This would increase the total overall amount of the project from \$8,198,851.56 to \$8,248,159.91 with the City's contribution being \$1,232,193.71

Change Order #5 Federal Portion \$32,474.09 and the City's portion is \$1709.16 for 95/5 match

Change Order #6 Federal Portion is \$639.92, and the City's portion is \$14,485.18 were \$14,451.50 was determined to be ineligible for federal funding.

Legal Considerations: None

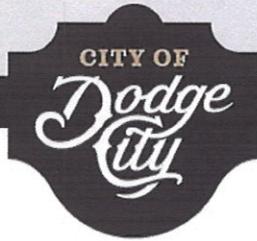
Mission/Values: Approving this agreement aligns with the City's Core Values of Working Towards Excellence and Ongoing Improvement.

Attachments: None

Approved for the Agenda by:



Corey Keller, Public Works Director



Memorandum

To: Nick Hernandez, City Manager and City Commissioners
From: Corey Keller, Public Works Director
Date: August 14, 2024
Subject: Approve Purchase of Traffic Signal Pole for 14th Ave and Comanche
Agenda Item: New Business

Purpose: To authorize the purchase of a new traffic signal pole for the northeast corner of the 14th and Comanche intersection.

Recommendation: Approve the purchase of a new traffic signal pole for the NE corner of the 14th and Comanche intersection from Gades Sales in the amount of \$34,892.00

Background: On December 30, 2024, a wind event blew down the traffic signal arm on the NE corner of 14th Avenue and Comanche St. It was determined that with the amount of equipment and signage that must be placed on the signal arm that the current pole is no longer structurally sound enough to maintain the winds that occur in that area. This purchase will upgrade the pole and signal arm to the most current KDOT specification for signal poles and arms which should be able to withstand the winds that occur in that area. This is the fourth time a signal pole has blown down on 14th Ave and the second time it has occurred in this location.

City Commission Options:

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

Financial Considerations: This is an unscheduled repair however there is \$82,500 of budgeted funds for the purpose to upgrade signals in 2025. This repair will fall under those upgrades.

Traffic Signal Improvements	\$82,500.00
14 th and Comanche Pole	<u>\$34,892.00</u>
Remaining amount	\$47,608.00

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

Attachments: None

Approved for the Agenda by:



Corey Keller, Public Works Director