

# **COMMISSION STUDY SESSION**

**Tuesday, September 5, 2006**

**Commission Chambers**

**6:30 p.m.**

Discussion of 2005 Audit and Financial Reports

**COMMISSION AGENDA**  
**Tuesday, September 5, 2006 - 7:00 p.m.**  
**Commission Chambers**  
**MEETING NO. 4658**

**CALL TO ORDER**

ROLL CALL

INVOCATION by Vernon Bogart of Ft. Dodge Chapel

PLEDGE OF ALLEGIANCE

PETITIONS & PROCLAMATIONS

VISITORS (Limit of 5 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)

City of Character Trait for September - Diligence

CONSENT CALENDAR

1. Approval of Minutes of Regular Meeting of August 21, 2006
2. Approval of payment of bills.
3. Approval of Change Order #3 for Wyatt Earp Reconstruction Project.

ORDINANCES & RESOLUTIONS

Ordinance No.3421: An Ordinance to rezone the west portion of Hi Court Townhouse from R-3 to C-0. Report by Zoning Administrator, Dennis Veatch.

UNFINISHED BUSINESS

NEW BUSINESS

1. Approval of 2005 Audit and Financial Reports. Report by Finance Director, Nannette Pogue.
2. Approval of final plat for Broce #1 Sub-Division. Report by Zoning Administrator, Dennis Veatch.
3. Approval of amendment to contract with OMI. Report by City Attorney, Ken Strobel.  
*(This item was not available at time of compiling packet, will be provided later.)*
4. Approval of bid for Police Department heating/air conditioning roof top units. Report by Director of Administration, Mike Klein.

If a reasonable accommodation is necessary to participate in a City of Dodge City event or service please contact us at 225-8100, 225-8155 TDD or by contacting the Kansas Relay Center at 1-800-766-3777.

5. Appointment of voting delegates and alternates for the League of Kansas Municipalities Annual Conference. Report by City Manager, Jeff Pederson.

6. Discussion of possible public smoking ban. Report by City Manager, Jeff Pederson.

#### OTHER BUSINESS

Commissioners  
City Manager

#### ADJOURNMENT

**MINUTES**  
**August 21, 2006 - 7:00 p.m.**  
**MEETING NO. 4657**

MAYOR Jim Sherer called the regular meeting to order at 7:00 p.m.

RESPONDING TO ROLL CALL were Mayor Jim Sherer, Commissioners Terry Lee, Kent Smoll, Rick Sowers, and Jim Lembright.

INVOCATION was led by Rev. Gib Botten

The PLEDGE OF ALLEGIANCE was recited.

A PUBLIC HEARING for the 2007 Budget was opened by Mayor Sherer.

Mayor Sherer closed the public hearing

**PETITIONS & PROCLAMATIONS**

VISITORS (Limit of 5 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)

Lindy Duree asked the City commission to consider a smoking ban in Dodge City.

Tom Taylor wants to know why racetrack books are not public information and suggested a Race Track Committee.

The CONSENT CALENDAR was approved on a motion by Commissioner Lembright, seconded by Commissioner Lee, by unanimous vote.

1. Approval of Minutes of Regular Meeting of August 7, 2006
2. Approval of payment of bills.
3. Approval of cereal malt beverage license for:
  - A. King Kwik Mart, 510 east Wyatt Earp Blvd.  
(pending inspections and approval of City Fire, Inspection & Police Dept.)
4. Approval of change orders for Wyatt Earp Reconstruction Project. Report by Public Works Director, Joe Finley.

**ORDINANCES & RESOLUTIONS**

Ordinance No.3419: An Ordinance levying special assessments on certain property to pay the costs of internal improvements in the City of Dodge City, Kansas, as heretofore authorized by Resolution Nos. 2005-14 and 200515 of the City; and providing for the collection of such special assessments was adopted on

a motion by Commissioner Smoll, seconded by Commissioner Sowers, by unanimous vote.

Resolution 2006-11: A Resolution authorizing and providing for the construction of improvements to the Civic Center, a public building in the City of Dodge City, Kansas; and providing for the payment of the costs thereof was adopted with a caveat that City Staff look at structure of bonds for early call date, on a motion by Commissioner Smoll, seconded by Commissioner Sowers, by a vote of 4-1 with Commissioner Lee voting nay.

#### UNFINISHED BUSINESS

#### NEW BUSINESS

1. The 2007 Budget was approved on a motion by Commissioner Smoll, seconded by Commissioner Lembright by a vote of 4-1 with Commissioner Lee voting nay. Commissioner Lee commented that he appreciated staff efforts but won't vote to approve budget because of personal reasons.

Ordinance No. 3420: An Ordinance attesting to an increase in Tax Revenues for the Budget Year 2007 for the City of Dodge City was approved on a motion by Commissioner Smoll, seconded by Commissioner Lembright by a unanimous vote.

2. The Memorandum of Understanding with Fraternal Order of Police was approved on a motion by Commissioner Lee, seconded by Commissioner Smoll, by unanimous vote.

#### OTHER BUSINESS

Commissioner Sowers voiced his appreciation of staff and City Attorney for their efforts on the Budget and the FOP Contract.

Commissioner Smoll thanked staff for the hard work on the Budget as well. He requested a 15 minute session on Roberts Rules of Order to have more efficient meetings.

Commissioner Lee also voiced his thanks for the staff's budget work. He also commented on the death of Steven King, a local racer who died last week as a result of a racing accident in Knoxville, IA.

City Manager, Jeff Pederson expressed an appreciation of the comments from the Commission

On a motion by Commissioner Lembright, seconded by Commissioner Sowers, the meeting adjourned by unanimous vote.

---

V. James Sherer, Mayor

ATTEST:

---

Nannette Pogue, City Clerk

# City of Dodge City

---

## Memorandum

August 28, 2006

TO: Jeff Pederson, City Manager

FROM: Joseph E. Finley, P.E., Director of Public Works 

RE: Wyatt Earp Blvd. Reconstruction Project ST 0201

Attached please find Change Order 3 for your review on the above referenced project. The change order is for an increase of \$3,381.00

The change order is the result of the new water line being at the same elevation as the existing storm pipe. To solve the conflict the contractor was directed to remove the existing storm pipe, install the new water line and then install the storm pipe at a new elevation. In addition, the contractor also requested two additional working days to complete this work.

Staff would recommend approval of this change order as submitted. To date, the change orders are for a total decrease of \$639.00. Should you have questions or need additional information please let me know.

JF/jlg

---

**CHANGE ORDER**  
For  
**Change in Plans and Construction**

Contract No. 06-012 Change Order No. 3

Description West Wyatt Earp Reconstruction, Phase I, (ST 0201) Dodge City, Kansas

Contractor: Dobson Brothers Construction Address: PO Box 81409, Lincoln, NE 68501

**EXPLANATION OF CHANGE RECOMMENDED**

Item No. 137 (New) - 78' of 18" CMP - A conflict in the proposed water line elevations and the existing 18" RCP storm water system that flows into the reinforced concrete box at approximate station 566+60. The 78' of the existing RCP would be removed and replaced with 78' of CMP with concrete collar at an adjusted elevation to solve this problem.

An additional two (2) working days to added to the contract for this work.

<sup>over</sup>  
UNDERRUNS

| Revised Quantities | Item No. | Item of Work  | Contract Unit Price | Revised Unit Price | Amount   |
|--------------------|----------|---|---------------------|--------------------|----------|
| 1 LS               | 137      | Remove & Replace 78' of 18" RCP with 78' 18" CMP near St. 566+60 to the box culvert | 3,381.00            |                    | 3,381.00 |
|                    |          | Add two (2) additional working days   |                     |                    |          |

Total Underruns \$ 3,381.00  
TOTAL ~~DECREASE~~/INCREASE \$ 3,381.00

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

Contractor Dobson Brothers Construction

Signed By *Walter Bartel*

Date 8/24/06

APPROVED:

Owner City of Dodge City

Signed By *Joseph E. Finley*

Date 8/28/06

Recommended for Approval:  
Cook, Flatt & Strobel Engineers, P.A.

By: *[Signature]*

Date August 8, 2006

# City of Dodge City

## *Memorandum*

August 28, 2006

TO: Jeff Pederson, City Manager

FROM: Dennis Veatch, Development Administrator

RE: Request to rezone the west portion of Hi Court Townhouse

Attached for your review and approval by the City Commission is an ordinance rezoning the west portion of Hi Court Townhouse from R-3 to C-O. The applicant wants to construct a professional office at this location.

The Dodge City Zoning Board held a public hearing on Tuesday, August 15, 2006 to review this request. The Zoning Board voted unanimously to approve this rezoning. No protest petition has been filed.

If you have any questions or require additional information, please let me know.

ORDINANCE NO. 3421

AN ORDINANCE REZONING THE WEST TRACT OF HI COURT TOWNHOUSES FROM R-3 RESIDENTIAL HIGH-DENSITY TO C-O COMMERCIAL OFFICE.

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

SECTION 1: The following described real property located in Dodge City, Ford County, Kansas is hereby rezoned from R-3 Residential Hi-Density to C-O Commercial Office:

That part of Block 1, Hi Court Townhouses an addition to the City of Dodge City, Kansas, Ford County, Kansas, described as follows: Beginning at the Northwest corner of said Block 1; thence North 89 degrees 49 minutes 10 seconds East, along the north line of said Block 1, for a distance of 170.58 feet; thence South 0 degrees 32 minutes 22 seconds East, along the centerline of a 15 foot wide utility easement, for a distance of 172.00 feet to the south line of said Block 1; thence South 89 degrees 49 minutes 10 seconds West, along the south line of said Block 1, for a distance of 170.64 feet to the Southwest corner of said Block 1; thence North 0 degrees 31 minutes 11 seconds West, along the west line said Block 1, for a distance of 172.00 feet to the point of beginning.

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

PASSED BY THE CITY OF DODGE CITY GOVERNING BODY, IN REGULAR SESSION AND APPROVED BY THE MAYOR, THIS FIFTH DAY OF SEPTEMBER, 2006.

---

JIM SHERER, MAYOR

ATTEST:

---

NANNETTE POGUE, CITY CLERK



SOULE ST



GREEN HILLS  
O'FORD #2

HIGHLAND  
POINTE

BLURTON  
ADD

HIGHLAND  
TERRACE

HI ST

PROPOSED  
REZONE

HI  
COURT

EVANS PLACE

HI ST

100 50 100 200 300 400 Feet

# City of Dodge City

## *Memorandum*

August 28, 2006

TO: Jeff Pederson, City Manager

FROM: Dennis Veatch, Development Administrator

RE: Broce #1 Sub-Division

Attached for your review and approval by the City Commission is the final plat of Broce #1 Sub-Division. The Zoning Board voted unanimously to approve this plat on July 18, 2006.

The development Services staff concurs with the zoning board's recommendation to accept this plat

If you have any questions or need additional information, please call me.

Thanks.

# Memorandum

*To: Jeff Pederson, City Manager  
City Commission*  
*From: Mike Klein, Director of Administration*  
*Date: Wednesday, August 30, 2006*  
*Subject: Bids- Police Dept. Roof top AC/Heat Unites  
2006 Budget Fund and Amount  
Police Dept. Budget \$15,050*

Three bids were received and opened on August 29, 2006 for three AC/Heat roof top units for the Police Department. The bid package consists of two 5 ton and one 7½ ton air conditioning/heat units. The current units have continuous maintenance problems with heat and air conditioning operations.

The bids received are as follows:

**Ray Omo, Inc., Dodge City, KS**

2 Carrier 5 T, model 48TFE006511; 1 Carrier 7.5 T, model 48TFE008511 \$10,500

**Webber Refrigeration & Heating, Dodge City, KS**

2 Carrier 5 T, model 48TFE006511; 1 Carrier 7.5 T, model 48TFE008511 \$11,000

**Stewart Plumbing and Heating, Dodge City, KS**

2 Carrier 5 T, model 48TFE006511; 1 Carrier 7.5 T, model 48TFE008511 \$14,030.80

The bid includes removal and installation of the three roof top units, three thermostats, 5 year warranty on the compressor and heat exchanger and 1 year warranty on parts and workmanship.

Based on the bids received, staff is recommending accepting the bid from Ray Omo, Inc. of Dodge City for a total bid of \$10,500. This is \$4,550 under budgeted amount.

If you have any questions or need additional information, please contact my office.

MDK:sjm

## *Memorandum*

*To: City Commission*  
*From: Jeff Pederson, City Manager*  
*Date: Tuesday, August 29, 2006*  
*Subject: Appointment of Delegates for the 2006 League of Kansas Municipalities Meeting in Topeka on October 8-10*

Each member city of the League of Kansas Municipalities may elect city delegates from among the City's officers to represent the City in the conduct and management of the affairs of the League. The number of delegates from each city is based on population. Dodge City qualifies for four (4) voting and four (4) alternate delegates. Staff is recommending the appointment of Commissioners as voting delegates with staff as alternate delegates.

The business and policy session of the City voting delegates will be on the morning of October 10.