

CITY COMMISSION AGENDA

City Hall Commission Chambers

Monday, April 2, 2012

7:00 p.m.

MEETING #4882

CALL TO ORDER

ROLL CALL

INVOCATION by Pastor Gerald Mendenhall of the Friends Church

PLEDGE OF ALLEGIANCE

PETITIONS & PROCLAMATIONS

Marc Woofter Day Proclamation

National Library Week 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).

Dodge City Public Library Quarterly Update: Cathy Reeves

CONSENT CALENDAR

1. Approval of City Commission Meeting minutes, March 19, 2012; and
2. Appropriation Ordinance No. 7, April 2, 2012
3. Cereal Malt Beverage License
 - a. Dodge City A's, Cavalier Field, San Jose Drive

ORDINANCES & RESOLUTIONS

Resolution No. 2012-14: A Resolution Establishing Fees and Regulations for Athletic Fields and Facilities. Report by Director of Parks & Recreation, Paul Lewis.

Resolution No. 2012-15: A Resolution of the Governing Body of the City of Dodge City, Kansas Determining That the City is Considering Establishing a Rural Housing Incentive District Within the City and Adopting a Plan For the Development of Housing and Public Facilities in Such Proposed District; Establishing the Date and Time of a Public Hearing on Such Matter, and Providing for the Giving of Notice of Such Public Hearing. (Candletree 5 Project). Report by Assistant City Manager, Cherise Tieben.

UNFINISHED BUSINESS

NEW BUSINESS

1. Approval of Special Assessment Proceedings for the Wagon Wheel Addition.
Report by City Clerk/Director of Finance, Nannette Pogue.
2. Approval of Special Assessment Proceedings for the Beeson Court Subdivision.
Report by City Clerk/Director of Finance, Nannette Pogue.
3. Approval of Special Assessment Proceedings for the Interfaith Housing Project.
Report by City Clerk/Director of Finance, Nannette Pogue

OTHER BUSINESS

ADJOURNMENT

PROCLAMATION

WHEREAS, the Mayor and City Commission of Lawrence, Kansas have the responsibility for the overall welfare and well being of its citizens as a primary concern; and

WHEREAS, when one citizens gives of himself for the betterment of his neighbors; and

WHEREAS, a citizen has accomplished a feat that will benefit not only his city but moreover, the students of Comanche Intermediate Center and all those persons associated with U.S.D. 443;

NOW, THEREFORE BE IT PROCLAIMED BY THE GOVERING BODY OF THE CITY OF DODGE CITY, be it resolved by Mayor Rick Sowers of Dodge City, Kansas with the concurrence of the City Commission assembled in regular session at Dodge City, Kansas, this 2nd day of April 2012, that a valued citizen has given pride to all citizens of our community, and we all express our sincere appreciation and gratitude; and

BE IT FURTHER RESOLVED, that Wednesday, April 4, 2012, shall be set aside for all citizens to honor one of our own and be declared as

MARC WOOFER DAY

To honor him for his outstanding service to the students of Comanche Intermediate Center and patrons of Unified School District #443 and his designation as a *2012 Kansas Master Teacher*.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the City of Dodge City to be affixed, this 2nd day of April, 2012.

Rick Sowers, Mayor

Nannette Pogue, City Clerk

National Library Week 2012

Proclamation

WHEREAS, libraries have historically served as our nation's great equalizers of knowledge by providing free access to all;

WHEREAS, libraries work to meet the changing needs of their users, including building collections, expanding outreach services and increasing programming;

WHEREAS, our nation's libraries provide a forum for diverse ideas and points of view that help us better understand each other and ourselves;

WHEREAS, librarians are trained professionals, helping people of all ages and backgrounds find and interpret the information they need to live, learn and work in a challenging economy;

WHEREAS, librarians design and offer programs to meet their community's economic needs, providing residents with computer access to job sites, job applications, and other job seeking and resume writing tools;

WHEREAS, libraries are part of the American dream, places for education, opportunity and lifelong learning;

WHEREAS, libraries, librarians, library workers and supporters across America are celebrating National Library Week.

NOW, THEREFORE, be it resolved that I, Rick Sowers, Mayor of the City of Dodge City, proclaim National Library Week, April 8-14, 2012. I encourage all residents to visit the library this week to take advantage of the wonderful library resources available at your library. You belong at your library.

Rick Sowers, Mayor

Nannette Pogue, City Clerk

CITY COMMISSION MINUTES

City Hall Commission Chambers

Monday, March 19, 2012

7:00 p.m.

MEETING #4881

CALL TO ORDER

ROLL CALL: Mayor Rick Sowers, Commissioners Kent Smoll, Monte Broeckelman and Jim Sherer. Commissioner Michael Weece was absent.

INVOCATION by Vernon Bogart

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

Mayor Rick Sowers opened the Public Hearing on the Establishment of STAR Bond District. Representatives with CBC, Todd LaSala, Bill Crandall and Dan Carr, presented the proposal. Citizens that spoke regarding project were Vernon Bogart, Brian Marshall, and Dennis Doris with the Kansas Teachers Hall of Fame.

Commissioner Kent Smoll moved to close the Public Hearing, Commissioner Monte Broeckelman seconded the motion. The motion carried 4-0.

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 6, 2012; and
2. Appropriation Ordinance No. 6, March 19, 2012
3. Cereal Malt Beverage License
 - a. El Korita Restaurant, 2001 W. Wyatt Earp Blvd.

Commissioner Jim Sherer moved to approve the Consent Calendar as presented, seconded by Commissioner Kent Smoll. The motion carried 4-0.

ORDINANCES & RESOLUTIONS

Ordinance No. 3527: An Ordinance of the City Commission of the City of Dodge City, Kansas, Establishing a STAR Bond Project District Within the City and Making Certain Findings in conjunction Therewith was approved on a motion by Commissioner Kent Smoll, seconded by Commissioner Jim Sherer. Motion carried 4-0.

Resolution No. 2012-09: A Resolution Establishing Fees and Rates for Water Utility Service for the City of Dodge City was approved on a motion by Commissioner Kent Smoll, seconded by Commissioner Jim Sherer. Motion carried 4-0.

Resolution No. 2012-10: A Resolution Establishing Fees and Rates for Sanitary Sewer Service for the City of Dodge City was approved on a motion by Commissioner Kent Smoll, seconded by Commissioner Jim Sherer. Motion carried 4-0.

Resolution No. 2012-11: A Resolution Establishing Fees and Rates for Solid Waste Collection Service for the City of Dodge City was approved on a motion by Commissioner Kent Smoll, seconded by Commissioner Jim Sherer. Motion carried 4-0.

Resolution No. 2012-12: A Resolution Establishing Fees and Rates for Storm Water Utility Service for the City of Dodge City was approved on a motion by Commissioner Kent Smoll, seconded by Commissioner Jim Sherer. Motion carried 4-0.

Resolution No. 2012-13: A Resolution of the Governing Body of the City of Dodge City, Kansas Determining That the City is Considering Establishing a Rural Housing Incentive District Within the City and Adopting a Plan For the Development of Housing and Public Facilities in Such Proposed District; Establishing the Date and Time of a Public Hearing on Such Matter, and Providing for the Giving of Notice of Such Public Hearing. (La Estancia Partners LLC Project Phase II & III) was approved on a motion by Commissioner Jim Sherer, seconded by Commissioner Kent Smoll. Motion carried 4-0.

Ordinance No. 3528: An Ordinance Establishing No Parking Zone and Loading Zone in the Vicinity of a Public School, Repealing Conflicting Ordinance and Providing Penalties for the Violation of the Provisions of this Ordinance was approved on a motion by Commissioner Jim Sherer, seconded by Commissioner Monte Broeckelman. Motion carried 4-0.

Ordinance No. 3529: An Ordinance Directing the Installation of a Stop Sign at Both Intersections of Corral Way and Avenue A and Brier Street and Avenue K and Brier Street and Avenue H and Providing Penalties for the Violation of the Provisions of this Ordinance. Report by Director of Engineering, Ray Slattery was approved on a motion by Commissioner Monte Broeckelman, seconded by Commissioner Kent Smoll. Motion carried 4-0.

UNFINISHED BUSINESS

NEW BUSINESS

1. Commissioner Monte Broeckelman moved to approve Change Order with UCI for the Reuse/Irrigation Project in the amount of \$57,7271.00, Commissioner Kent Smoll seconded the motion. The motion carried 4-0.

OTHER BUSINESS

City Manager, Ken Strobel:

- Celebrated Wyatt Earp’s Birthday earlier today;
- Group of people will be traveling to 3 cities in Oklahoma to get ahead of any oil and gas boom that may happen in this area; and
- Monday and Tuesday will be traveling to Washington D.C.

Commissioner, Jim Sherer:

- Activity held today was exciting;
- Very excited about the STAR Bond Project and the opportunity it will offer for Dodge City.

Mayor, Rick Sowers:

- Thanks to Melissa for the celebration today;
- Thanks to Alan Bailey, Charlie Meade, Brent Harris and the Drivers for representing Dodge City.

Commissioner, Kent Smoll:

- This is the last televised meeting before election...encourages everyone to vote; and
- 2 new businesses opening...Tractor Supply Company and Hampton Inn.

ADJOURNMENT: Commissioner Jim Sherer moved to adjourn the meeting; Commissioner Kent Smoll seconded the motion. The motion carried 4-0.

Rick Sowers, Mayor

ATTEST:

Nannette Pogue, City Clerk

CORPORATE APPLICATION FOR LICENSE TO SELL CEREAL MALT BEVERAGES

(This form has been prepared by the Attorney General's Office)

City or County of _____ Dodge City

SECTION 1 – LICENSE TYPE	
Check One: <input type="checkbox"/> New License <input checked="" type="checkbox"/> Renew License <input type="checkbox"/> Special Event Permit	
Check One: <input checked="" type="checkbox"/> License to sell cereal malt beverages for consumption on the premises. <input type="checkbox"/> License to sell cereal malt beverages in original and unopened containers and not for consumption on the licensed premises.	

SECTION 2 – APPLICANT INFORMATION			
Kansas Sales Tax Registration Number (required): 004-208686268-F01			
Name of Corporation Dodge City Athletic's Baseball Association	Principal Place of Business 1715 Central Avenue		
Corporation Street Address 1715 Central Avenue	Corporation City Dodge City	State KS	Zip Code 67801
Date of Incorporation April 3, 2007	Articles of Incorporation are on file with the Secretary of State.		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Resident Agent Name Glenn I. Kerbs	Phone No. 620-225-0238		
Residence Street Address 1714 First Avenue	City Dodge City	State KS	Zip Code 67801

SECTION 3 – LICENSED PREMISE			
Licensed Premise (Business Location or Location of Special Event)		Mailing Address (If different from business address)	
DBA Name Dodge City A's		Name Dodge City A's	
Business Location Address Cavalier Field, San Jose Drive		Address P.O. Box 1473	
City Dodge City, KS 67801	State	City Dodge City, KS 67801	State
Zip 67801	Zip	<input type="checkbox"/> Applicant owns the proposed business or special event location. <input checked="" type="checkbox"/> Applicant does not own the proposed business or event location.	
Business Phone No. 620-225-0238			
Business Location Owner Name(s) City of Dodge City, Kansas			

SECTION 4 – OFFICERS, DIRECTORS, STOCKHOLDERS OWNING 25% OR MORE OF STOCK			
List each person and their spouse, if applicable. Attach additional pages if necessary.			
Name Glenn I. Kerbs	Position President/Director		Date of Birth 8-30-53
Residence Street Address 1714 First Avenue	City Dodge City	State KS	Zip Code 67801
Spouse Name	Position		Date of Birth
Residence Street Address	City	State	Zip Code
Name Charles D. Konrade	Position Secretary/Treasurer		Date of Birth 6-1-57
Residence Street Address 10278 129 Road	City Spearville	State KS	Zip Code 67876
Spouse Name	Position		Age
Residence Street Address	City	State	Zip Code
Name James Coffin	Position Director		Date of Birth 1-15-48
Residence Street Address 1106 Summerlon Way	City Dodge City	State KS	Zip Code 67801
Spouse Name	Position		Age
Residence Street Address	City	State	Zip Code

Memorandum

To: Ken Strobel, City Manager
Cherise Tieben, Assistant City Manager
City Commissioners

From: Paul Lewis 

Date: March 29, 2012

Subject: Revised Field Rental Rates
Agenda Item: Ordinances and Resolutions

Recommendation: Staff recommends approving Resolution 2012-14 revising rental rates and charges for athletic fields.

Background: The existing resolution establishing field rental rates was adopted in 2000 and pre-dates our arrangement with a tournament promoter at Legends Park and the tremendous growth we've experienced with organized soccer. Primarily due to the increased demands presented by private soccer leagues, staff reviewed costs for providing athletic field services and compared our field rental charges to other communities.

Based on that review, staff is proposing the revised schedule of fees for athletic field rentals. The new resolution includes the following significant changes:

- Day rates have been adjusted to provide half day and full day rates. Except for soccer fields, the half day rates are essentially the same as the old fees and are intended to allow a private team the opportunity to utilize a field at a reasonable cost. The new full day rates are targeted at organized leagues and larger events that put greater demands on facilities;
- Added initial field prep charges for softball/baseball fields as well as soccer and eliminated any uncertainty if those charges were applied;
- Added a \$20 per hour lights fee when used;
- Language was added that requires individuals or organizations running events on City facilities to provide general liability insurance to cover the City for any acts or omissions on their part;
- Private leagues using multiple fields or charging entry or gate fees will be required to have a city paid Facility Supervisor on duty and be responsible for those costs.

Other changes eliminated the Tournament Charges section utilizing the Daily Rates provisions in its place; added language making the tenant responsible for extra costs and man hours resulting from inclement weather; and cleaned up minor discrepancies that have occurred over the years.

Justification: The City's cost to provide soccer fields set up for organized play is significant. Last year we spent \$9,700 for field paint to mark fields and invested 200+ man hours just to do the marking. Additionally we have another 150 – 200 man hours with custodial care in the buildings and on the grounds as a result of organized soccer leagues.

When comparing the proposed rates to other communities we come down somewhere in the middle. There were extremes on both sides but the middle ground for most communities was in the \$75 -- \$100 range for softball and soccer fields and the rates proposed here are within those boundaries.

This issue and concept was presented to the Park and Recreation Advisory Board for their review and input. Although some of the numbers have been revised based on additional work, the Advisory Board recommended at their March meeting to bring this forward to the City Commission for your consideration.

Financial Considerations: The new rate structure allows the City to recover more of the cost associated with high impact users. In 2011 the City brought in \$6,990 for rentals at soccer fields. Under the new structure, private leagues and users should see their rental rates increase by 50% plus reimbursing the City the cost of providing supervision for those events.

Purpose/Mission: This resolution is consistent with the City's Core Purpose of Ongoing Improvement by preparing the City to respond to increased demands for service in the community's future.

Legal Considerations: This agreement does not supersede or impact our arrangement with Southwest Sports for tournament promotion at Legends Park. The City also has existing agreements in place with Dodge City Community College and USD 443 that govern their usage of these facilities.

Attachments: Resolution 2012-14

RESOLUTION NO. 2012-14

A RESOLUTION ESTABLISHING FEES AND REGULATIONS FOR ATHLETIC FIELDS AND FACILITIES

WHEREAS, The City maintains and operates various athletic fields and facilities to provide recreational opportunities for the citizens of Dodge City; and

WHEREAS, The City desires to establish a reasonable and equitable schedule of fees and charges necessary to provide these facilities at a uniform cost to all users; and

WHEREAS, The creation of policies and regulations are necessary in order to maintain quality athletic fields and facilities and effectively administrate their use,

NOW, THEREFORE be it resolved by the governing body of the City of Dodge City that the following schedule of fees and regulations be established.

I. Daily Rental Fees

A. Athletic fields may be rented on an daily basis according to the following schedule:

Field	Half Day	Full Day
Cavalier Field	\$80	\$120
Legends Park (1 st field)	\$60	\$90
Thurrow Park (1 st field)	\$35	\$60
Youth Complex (1 st field)	\$35	\$60
St. Mary Soccer, Field 1	\$80	\$120
St. Mary Soccer, Fields 2-6	\$60	\$90
Additional Fields (each)	n/a	\$40

B. Any rental more than four (4) hours in duration shall be considered a Full Day rental.

II. Other Charges

A. Fees and charges listed in Section II shall apply to both tournament events and daily rentals.

B. Initial Field Prep – All rentals will be charged an intial field prep charge of \$20 per field (dry field rate.)

1. Tenant will be responsible for additional incurred expenses for diamond dry, additional maintenance manhours and other costs for maintenance due to wet conditions or other situations and will be billed to Tenant at the conclusion of the event.

C. Light Usage (per field per hour): \$20

D. Deposits - A damage deposit of \$100 shall be required to hold a reservation.

- E. Field Supervisor – The Parks & Recreation Department will provide a Field Supervisor for any event utilizing multiple fields and/or where league fees, entry fees, or gate fees are charged. Tenant will be charged at a rate of \$9 per hour to provide that service.
- F. Concessions - The City shall retain sole and exclusive right to sell concessions at all athletic fields and facilities. Should the City choose to not provide concessions for an event, sponsors are permitted to sell concessions with the stipulation the City shall receive 10% of gross receipts.
- G. Gate Admission - Charging of admission to any event or activity conducted on athletic fields and facilities shall have the prior approval of the Director of Parks and Recreation. Permittee is responsible for all costs associated with collecting gate admissions. City shall receive 15% of the gross of all gate fees collected.
- H. Novelty Sales - Sale of T-shirts, hats and other novelties shall have the prior approval of the Director of Parks and Recreation. The City shall receive 10% of gross receipts from all such sales.

III. Recreational use of Athletic Fields

- A. Individuals or teams may use athletic fields and facilities listed below for practice or recreational use at no charge.
 - 1. Thurow Park,
 - 2. Youth Complex,
 - 3. Optimist Park,
 - 4. St. Mary Complex Fields 2,3,4,5 & 6
- B. Except when such use is scheduled through the Parks and Recreation Department, all recreational use is on a first come, first served basis.
- C. Practice and recreational use is not permitted on Legends Park, Cavalier Field, or St. Mary Complex Field 1 without prior approval by the Director of Parks and Recreation or his designee.

IV. Policies and Regulations

- A. Any permittee charging entry fees, gate fees or any other charge for their event must provide proof of insurance verified by a certificate of insurance naming the City of Dodge City as an additional insured. Such certificate shall be provided not less than three (3) days prior to the event. The limit of liability shall be not less than \$500,000 per occurrence and \$1,000,000 aggregate.
- B. Other Agreements - The City of Dodge City may enter into agreements with other public entities and organizations regarding use of athletic facilities. Such agreements shall usually be in writing and any such agreement shall supersede this resolution.
- C. The Parks and Recreation Department with the approval of the City Manager shall be responsible for creating and establishing other policies and regulations which may from time to time be required to insure the orderly and effective use of athletic fields and facilities.

V. This Resolution shall take effect following its adoption by the Governing Body.

ADOPTED AND APPROVED by the Governing Body of the City of Dodge City this 2nd day of April, 2012.

RICK SOWERS, MAYOR

ATTEST:

NANNETTE POGUE, CITY CLERK

Memorandum

To: City Commissioners
From: Cherise Tieben
Date: March 30, 2012
Subject: Candletree 5 - RHID
Agenda Item: Resolution 2012-15

Recommendation: Staff recommends adoption of Resolution 2012-15 which states the City's intent to establish a Rural Housing Incentive District (RHID) for the construction of Candletree 5 a single family home development and establishes a date for a Public Hearing concerning the matter.

Background: In 2008, the City commissioned a Housing Needs Analysis which reflected a critical shortage of housing available in the community. In 2009, the City Commission adopted a Resolution providing for several incentive programs in order to encourage housing development in the City. The RHID was identified as one of those programs.

Under the proposed RHID plan, the developer will utilize special assessments to finance the infrastructure construction. The RHID increment will then be utilized to pay the specials on the lot and to reimburse the developer for a portion of the infrastructure costs not covered through special assessment. The RHID program allows the developer to price the homes at market rate.

Justification: Establishment of the RHID is necessary in order to address the City's critical housing shortage.

Financial Considerations: Infrastructure costs will initially be covered by special assessment and will be repaid by the incremental real estate tax resulting from the development.

Purpose/Mission: To provide adequate housing in order for the City to accommodate present and future growth.

Legal Considerations: The RHID is established under the statutory provisions authorizing city's of our size to provide incentives for housing development as approved by the State Department of Commerce.

Attachments: Resolution 2012-15

RESOLUTION NO. 2012-15

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF DODGE CITY, KANSAS DETERMINING THAT THE CITY IS CONSIDERING ESTABLISHING A RURAL HOUSING INCENTIVE DISTRICT WITHIN THE CITY AND ADOPTING A PLAN FOR THE DEVELOPMENT OF HOUSING AND PUBLIC FACILITIES IN SUCH PROPOSED DISTRICT; ESTABLISHING THE DATE AND TIME OF A PUBLIC HEARING ON SUCH MATTER, AND PROVIDING FOR THE GIVING OF NOTICE OF SUCH PUBLIC HEARING. (CANDLETREE 5)

WHEREAS, K.S.A. 12-5241 *et seq.* (the “Act”) authorizes any city incorporated in accordance with the laws of the state of Kansas (the “State”) with a population of less than 40,000 located in a county with a population of less than 60,000, to designate rural housing incentive districts within such city; and

WHEREAS, prior to such designation the governing body of such city shall conduct a housing needs analysis to determine what, if any, housing needs exist within its community; and

WHEREAS, after conducting such analysis, the governing body of such city may adopt a resolution making certain findings regarding the establishment of a rural housing incentive district and providing the legal description of property to be contained therein; and

WHEREAS, after publishing such resolution, the governing body of such city shall send a copy thereof to the Secretary of Commerce of the State (the “Secretary”) requesting that the Secretary agree with the finding contained in such resolution; and

WHEREAS, if the Secretary agrees with such findings, such city may proceed with the establishment of a rural housing incentive district within such city and adopt a plan for the development or redevelopment of housing and public facilities in the proposed district; and

WHEREAS, the City of Dodge City, Kansas (the “City”) has an estimated population of approximately 28,000, is located in Ford County, Kansas, which has an estimated population of approximately 34,000, and therefore constitutes a city as said term is defined in the Act; and

WHEREAS, the Governing Body of the City has performed a Housing Needs Analysis dated April 23, 2008 (the “Analysis”), a copy of which is on file in the office of the City Clerk; and

WHEREAS, the Governing Body of the City has heretofore adopted Resolution No. 2011-05 which made certain findings relating to the need for financial incentives relating to the construction of quality housing within the City, declared it advisable to establish a Rural Housing Incentive District pursuant to the Act and authorized the submission of such Resolution and a Housing Needs Analysis to the Kansas Department of Commerce in accordance with the provisions of the Act; and

WHEREAS, the Secretary of the Kansas Department of Commerce, pursuant to a letter dated April 18, 2011, authorized the City to proceed with the establishment of a Rural Housing Incentive District pursuant to the Act (the “District”); and

WHEREAS, the City has caused to be prepared a plan for the development or redevelopment of housing and public facilities in the proposed District in accordance with the provisions of the Act (the “Plan”); and

WHEREAS, the Plan includes:

1. The legal description and map required by subsection (a) of K.S.A. 12-5245;
2. The existing assessed valuation of the real estate in the proposed District listing the land and improvement values separately;
3. A list of the names and addresses of the owners of record of all real estate parcels within the proposed District;
4. A description of the housing and public facilities project or projects that are proposed to be constructed or improved in the proposed District, and the location thereof;
5. A listing of the names, addresses and specific interests in real estate in the proposed District of the developers responsible for development of the housing and public facilities in the proposed District;
6. The contractual assurances, if any, the Governing Body has received from such developer or developers, guaranteeing the financial feasibility of specific housing tax incentive projects in the proposed District;
7. A comprehensive analysis of the feasibility of providing housing tax incentives in the proposed District as provided in the Act, which shows the public benefits derived from such District will exceed the costs and that the income therefrom, together with all public and private sources of funding, will be sufficient to pay for the public improvements that may be undertaken in such District; and

WHEREAS, the Governing Body of the City proposes to continue proceedings necessary to create a Rural Housing Incentive District, in accordance with the provisions of the Act, and adopt the Plan, by the calling of a public hearing on such matters.

THEREFORE, BE IT RESOLVED by the Governing Body of the City of Dodge City, Kansas as follows:

Section 1. Proposed Rural Housing Incentive District. The Governing Body hereby declares an intent to establish within the City a Rural Housing Incentive District. The

District is proposed to be formed within the boundaries of the real estate legally described in *Exhibit A* attached hereto, and shown on the map depicting the existing parcels of land attached hereto as *Exhibit B*. A list of the names and addresses of the owners of record of all real estate parcels within the proposed District and the existing assessed valuation of said real estate, listing the land and improvement values separately, is attached hereto as *Exhibit C*.

Section 2. Proposed Plan. The Governing Body hereby further declares an intent to adopt the Plan in substantially the form presented to the Governing Body this date. A copy of the Plan shall be filed in the office of the City Clerk and be available for public inspection during normal business hours. A description of the housing and public facilities projects that are proposed to be constructed or improved in the proposed District, and the location thereof are described in *Exhibit D* attached hereto. A summary of the contractual assurances by the developer and the comprehensive feasibility analysis is contained in *Exhibit E* attached hereto.

Section 3. Public Hearing. Notice is hereby given that a public hearing will be held by the Governing Body of the City to consider the establishment of the District and adoption of the Plan on May 7, 2012, at the City Commission Meeting Room, City Hall, 806 N. Second Avenue, Dodge City, Kansas 67801; the public hearing to commence at 7:00 p.m. or as soon thereafter as the Governing Body can hear the matter. At the public hearing, the Governing Body will receive public comment on such matters, and may, after the conclusion of such public hearing, consider the findings necessary for establishment of the District and adoption of the Plan, all pursuant to the Act.

Section 4. Notice of Public Hearing. The City Clerk is hereby authorized and directed to provide for notice of the public hearing by taking the following actions;

- a. A certified copy of this resolution shall be delivered to:
 - (i) the Board of County Commissioners of Ford County, Kansas;
 - (ii) the Board of Education of U.S.D. No. 443; and
 - (iii) the Planning Commission of the City.

- b. This Resolution, specifically including *Exhibit A* thru *E* attached hereto, shall be published at least once in the official newspaper of the City not less than one week nor more than two weeks preceding the date of the public hearing.

Section 5. Further Action. The Mayor, City Manager, City Clerk and the officials and employees of the City, including the City Attorney, are hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this Resolution.

Section 6. Effective Date. This Resolution shall take effect after its adoption by the Governing Body.

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ADOPTED by the Governing Body of the City of Dodge City, Kansas, on April 2, 2012.

(SEAL)

Rick Sowers, Mayor

ATTEST:

Nannette Pogue, City Clerk

CERTIFICATE

I hereby certify that the above and foregoing is a true and correct copy of the Resolution No. 2012-15 adopted by the Governing Body of the City on April 2, 2012 as the same appear of record in my office.

DATED: April 2, 2012

Nannette Pogue, City Clerk

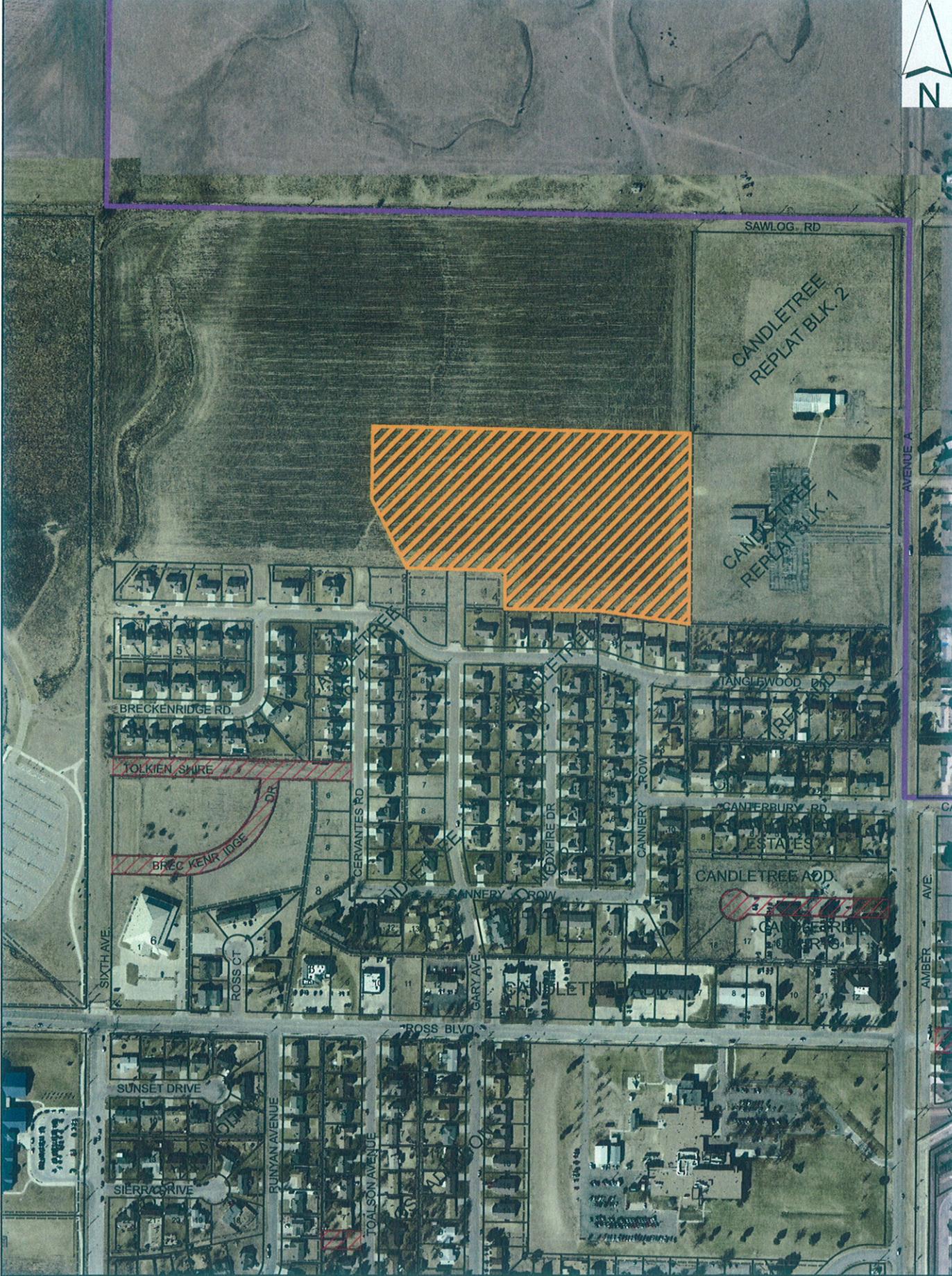
EXHIBIT A

**LEGAL DESCRIPTION OF PROPOSED
RURAL HOUSING IMPROVEMENT DISTRICT BOUNDARIES
FOR CANDLETREE 5 PROJECT**

Lots 1 - 14, Block 1, Lots 1 - 19, Block 2, and Lots 1 - 6, Block 3, Candletree Addition, Unit Five, City of Dodge City, Ford County, Kansas

EXHIBIT B

**MAP OF PROPOSED
RURAL HOUSING IMPROVEMENT DISTRICT BOUNDARIES
FOR CANDLETREE 5 PROJECT**



CANDLETREE
REPLAT BLK. 2

CANDLETREE
REPLAT BLK. 7

SAWLOG RD

BRECKENRIDGE RD

TOLKIEN SHIRE

BREC KEAR LODGE

SIXTH AVE

ROSS CT

SUNSET DRIVE

SIERRA DRIVE

RUINYAN AVENUE

TOALSON AVENUE

CERVANTES RD

ROSS BLVD

GARY AVE

OK

WIDELETT

COXFIRE DR

CANNERY ROW

CANNERY ROW

TANGLEWOOD RD

CANTERBURY RD

CANDLETREE ADD.

AVENUE A

AMBER AVE

EXHIBIT C

**NAMES AND ADDRESSES OF THE OWNERS OF RECORD OF ALL REAL
ESTATE PARCELS WITHIN THE PROPOSED RURAL HOUSING INCENTIVE
DISTRICT AND THE EXISTING ASSESSED VALUATION OF SAID
REAL ESTATE PARCELS**

Owner of Record: Volz Builders, LLC
11170 Kliesen
Dodge City, KS 67801

2011 Assessed Valuation: Land: \$950.00
Improvements: \$0 (vacant land)

EXHIBIT D

DESCRIPTION OF THE HOUSING AND PUBLIC FACILITIES PROJECT OR PROJECTS THAT ARE PROPOSED TO BE CONSTRUCTED OR IMPROVED IN THE PROPOSED RURAL HOUSING INCENTIVE DISTRICT

Housing Facilities

The housing facilities will be composed of forty-two (42) single-family residences with a market value of not less than \$140,000 each. The housing facilities will be constructed in Phases. The proposed single family units consist of three bedroom homes with garages comparable to the area.

Public Facilities

Public improvements include the extension of water and sewer by the City of Dodge City, gas distribution lines by Black Hills Energy and electric distribution lines to the boundaries of the District by Victory Electric.

Public improvements will also include construction of infrastructure improvements located within the boundaries of the District, including electric, gas, water, sanitary sewer, storm sewer, storm water detention, streets, street lighting, fire services and sidewalks. Infrastructure improvements will be constructed concurrently with the project.

EXHIBIT E

SUMMARY OF THE CONTRACTUAL ASSURANCES BY THE DEVELOPER AND OF THE COMPREHENSIVE FEASIBILITY ANALYSIS

Contractual Assurances.

The Governing Body of the City of Dodge City has entered into a development agreement with Volz Builders, LLC. This agreement, as supplemented and amended, includes the project construction schedule, a description of projects to be constructed, financial obligations of the developer and financial and administrative support from the City of Dodge City.

Feasibility Study.

The City conducted a study to determine whether the public benefits derived from the District will exceed the costs and that the income from the District, together with other sources of revenue provided by the developer, would be sufficient to pay for the public improvements to be undertaken in the District. The analysis estimates the property tax revenues that will be generated from the development, less existing property taxes to determine the revenue stream available to support the costs of the public infrastructure. The estimates indicate that the revenue realized from the project would be adequate to pay the costs of the public infrastructure.

CERTIFICATE OF DELIVERY AND PUBLICATION

STATE OF KANSAS)
) §:
COUNTY OF FORD)

The undersigned, City Clerk of the City of Dodge City, Kansas (the “City”), does hereby certify, as follows:

- (a) On April 3, 2012, I caused a certified copy of Resolution No. 2012-15 with *Exhibits A thru E* attached (the “Resolution”), to be delivered to the following:
 - (1) the Board of County Commissioners of Ford County, Kansas;
 - (2) the Board of Education of U.S.D. No. 443; and
 - (3) the Planning Commission of the City.

- (b) I caused a copy of the Resolution to be published one time in *The Dodge City Daily Globe*, the official newspaper of the City, on April ____, 2012, which date was not less than one week nor more than two weeks after preceding the date fixed for the public hearing. A true copy of the affidavit of publication of the Resolution is attached to this Certificate.

WITNESS my hand and seal on April ____, 2012.

(Seal)

Nannette Pogue, City Clerk

Memorandum

*To: Ken Strobel, City Manager
Cherise Tieben, Assistant City Manager*

From: Nannette Pogue

Date: March 30, 2012

*Subject: Approval of Special Assessment Proceedings – Wagon Wheel
Addition*

Agenda Item: New Business

Recommendation: I recommend the City Commission approve the documents as presented which will accept the final costs for the Wagon Wheel Addition Special Assessment improvements and the documents that will notice the public and property owners of a public hearing to be set at the May 7 City Commission meeting.

Background: The City Commission previously approved Resolution No. 2011-06 which authorized improvements to be special assessed in Wagon Wheel Addition. The construction of the improvements are now complete and we have the final numbers to approve. The special assessment process includes approving the final costs of the project, approving the assessment rolls, setting a public hearing for any comments regarding the assessments and causing the City Clerk to post notice of the public hearing in the newspaper and sending notices to the property owners.

Justification: The special assessment proceedings are required by State Statute.

Financial Considerations: The costs of the project will be bonded later in the year. Currently we have financed the improvements with Temporary Notes.

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

Attachments: Exhibit A – Statement of Final Costs, Exhibit B – Assessment Roll Certification, Exhibit C – Notice of Public Hearing (to be published in the newspaper), Exhibit D – Notice of Hearing and Statement of Costs Proposed to be Assessed (to be sent to property owner)

Special Assessment Proceedings
Wagon Wheel Addition

Authorized by Resolution No. 2011-06

Attached documents:

- Exhibit A - Statement of Final Costs
- Exhibit B – Assessment Roll Certification
- Exhibit C – Notice of Public Hearing
- Exhibit D – Notice of Hearing and Statement of Costs proposed to be Assessed

**Final Wagon Wheel Addition Construction Costs
PL 1001**

Professional Design & Engineering Service	\$ 77,093.00	by SMH on PO# 2898; FUND 441-3030-430-42-02*
Construction Costs	\$414,758.15	by APAC on PO# 2960; FUND 442-3030-430-42-04
Easement Costs	<u>\$ 14,492.88</u>	
	\$506,344.03	

* PO 2898 was for \$75,608.00, there was an additional \$1,485 for Professional Services for a total of \$77,093.00.

	Improvement District*	City At-Large*		
Street & Drainage Improvements	\$228,792.20	\$ 13,941.90	\$	242,734.10
Sewer Improvements	\$ 91,945.44	\$ 70,244.49	\$	162,189.93
Water Improvements	<u>\$ 50,710.00</u>	<u>\$ 50,710.00</u>	\$	<u>101,420.00</u>
Totals	\$371,447.64	\$ 134,896.39	\$	506,344.03

	Street & Drainage Improvements		Sewer Improvements			Water Improvements		Totals
	<u>Design</u>	<u>Construction</u>	<u>Design</u>	<u>Construction</u>	<u>Easement</u>	<u>Design</u>	<u>Construction</u>	
* Improvement District	\$ 36,330.00	\$192,462.20	\$ 12,490.00	\$ 72,209.00	\$ 7,246.44	\$ 7,710.00	\$ 43,000.00	\$ 371,447.64
* City At-Large	<u>\$ 2,213.00</u>	<u>\$ 11,728.90</u>	<u>\$ 10,640.00</u>	<u>\$ 52,358.05</u>	<u>\$ 7,246.44</u>	<u>\$ 7,710.00</u>	<u>\$ 43,000.00</u>	<u>\$ 134,896.39</u>
	\$ 38,543.00	\$204,191.10	\$ 23,130.00	\$ 124,567.05	\$ 14,492.88	\$ 15,420.00	\$ 86,000.00	\$ 506,344.03

EXHIBIT B

ASSESSMENT ROLL CERTIFICATION
Wagon Wheel Addition

The undersigned having been designated by the City of Dodge City, Kansas (the "City"), to determine the amounts of the respective assessments and to prepare the proposed Assessment Roll therefore in connection with certain internal improvements heretofore authorized by the City Commission, hereby reports that each and all of said respective assessments have been determined to be as shown on the Schedule(s) attached hereto and made a part hereof by reference as though fully set out herein.

Dated: April 2, 2012

CITY OF DODGE CITY, KANSAS

By _____

EXHIBIT C

(Published in the Dodge City Daily Globe, on April ____, 2012)

NOTICE OF PUBLIC HEARING

TO: RESIDENTS OF THE CITY OF DOGE CITY, KANSAS

You and each of you are hereby notified that the City Commission of the City of Dodge City, Kansas (the "City") will meet for the purpose of holding a public hearing, as provided by K.S.A. 12-6a01 et seq., at City Hall, 806 Second Avenue in the City, on May 7, 2012, at 7:00 p.m. Said public hearing is for the purpose of hearing any and all oral or written objections to proposed assessments in connection with the following described improvements: Wagon Wheel Addition, Resolution No. 2011-06, Construct road and curb and gutters, water improvements, sewer improvements and associated engineering and design costs serving Lots 1 through 6, inclusive, Block 1, and Lots 1 through 12, inclusive, Block 2, all in Wagon Wheel Addition, Unit One, an addition to the City of Dodge City, Ford County, Kansas. Cost of Improvements - \$506,344.03; \$371,447.64 to be assessed to property owner and \$134,896.39 to be paid by the City at Large.

An assessment roll prepared in accordance with the referenced Resolution approved by the City Commission is on file in the Office of the City Clerk and may be examined by any interested party. At the conclusion of the public hearing, the City Commission will consider an Ordinance levying such special assessments.

Dated: April 2, 2012

Nannette Pogue
City Clerk

EXHIBIT D
NOTICE OF HEARING
AND
STATEMENT OF COST PROPOSED TO BE ASSESSED

April 2, 2012
Dodge City, Kansas

Property Owner:

You are hereby notified, as owner of record of the property described on Schedule I attached hereto, that there is proposed to be assessed against said property, certain amounts for the costs of certain internal improvements (the "Improvements") heretofore authorized by the City Commission of the City of Dodge City, Kansas (the "City"). The description of the Improvements, the resolution number authorizing the same and the proposed amount of assessment are set forth on Schedule I attached hereto.

You are hereby further notified that the City Commission of the City will meet on May 7, 2012, at 7:00 P.M., at City Hall, 806 Second Avenue, in the City, for the purpose of considering the proposed assessments.

The proposed Assessment Roll is on file in my office for public inspection.
WRITTEN OR ORAL OBJECTIONS TO THE PROPOSED ASSESSMENTS WILL BE CONSIDERED AT SAID PUBLIC HEARING.

At the conclusion of the public hearing, the governing body of the City will consider an ordinance levying such special assessments. A subsequent Notice of Assessment will be mailed to affected property owners at that time indicating that each property owner may pay the assessment in whole or in part on or before May 15, 2012. Any amount not so paid on or before May 15, 2012, will be collected in 15 annual installments, together with interest thereon at the rate obtained by the City for its general obligation bonds issued to finance the costs of the Improvements.

Nannette Pogue
Finance Director/City Clerk

SCHEDULE I

Wagon Wheel Addition - Resolution No. 2011-06

<u>Description of Property</u>	<u>Amount proposed to be Assessed</u>
Lots 1, 2, 3, 4, 5, 6, Block 1	\$371,447.64
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 2	
Wagon Wheel Addition, Unit One, an addition to	
The City of Dodge City, Ford County, Kansas	

Memorandum

*To: Ken Strobel, City Manager
Cherise Tieben, Assistant City Manager*

From: Nannette Pogue

Date: March 30, 2012

*Subject: Approval of Special Assessment Proceedings – Beeson Court
Subdivision*

Agenda Item: New Business

Recommendation: I recommend the City Commission approve the documents as presented which will accept the final costs for the Beeson Court Subdivision Special Assessment improvements and the documents that will notice the public and property owners of a public hearing to be set at the May 7 City Commission meeting.

Background: The City Commission previously approved Resolution Nos. 2009-11, 2009-12, and 2009-13 which authorized street, sanitary sewer and waterline improvements to be special assessed in Beeson Court Subdivision. The construction of the improvements are now complete and we have the final numbers to approve. The special assessment process includes approving the final costs of the project, approving the assessment rolls, setting a public hearing for any comments regarding the assessments and causing the City Clerk to post notice of the public hearing in the newspaper and sending notices to the property owners.

Justification: The special assessment proceedings are required by State Statute.

Financial Considerations: None

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

Attachments: Exhibit A – Statement of Final Costs, Exhibit B – Assessment Roll Certification, Exhibit C – Notice of Public Hearing (to be published in the newspaper), Exhibit D – Notice of Hearing and Statement of Costs Proposed to be Assessed (to be sent to property owner)

Special Assessment Proceedings
Beeson Court Subdivision

Authorized by Resolution No. 2009-11, 2009-12 and 2009-13

Attached documents:

Exhibit A - Statement of Final Costs

Exhibit B – Assessment Roll Certification

Exhibit C – Notice of Public Hearing

Exhibit D – Notice of Hearing and Statement of Costs proposed to be Assessed

EXHIBIT B

ASSESSMENT ROLL CERTIFICATION
Beeson Court Subdivision

The undersigned having been designated by the City of Dodge City, Kansas (the "City"), to determine the amounts of the respective assessments and to prepare the proposed Assessment Roll therefore in connection with certain internal improvements heretofore authorized by the City Commission, hereby reports that each and all of said respective assessments have been determined to be as shown on the Schedule(s) attached hereto and made a part hereof by reference as though fully set out herein.

Dated: April 2, 2012

CITY OF DODGE CITY, KANSAS

By _____

Assessment Rolls
Beeson Court Subdivision to the City of Dodge City

Property Description		Street, Drainage, Water & Sewer Improvement
Lot 1	Beeson Court Subdivision	19,715.33
Lot 2	Beeson Court Subdivision	19,715.33
Lot 3	Beeson Court Subdivision	19,715.33
Lot 4	Beeson Court Subdivision	19,715.33
Lot 5	Beeson Court Subdivision	19,715.33
Lot 6	Beeson Court Subdivision	19,715.33
Lot 7	Beeson Court Subdivision	19,715.33
Lot 8	Beeson Court Subdivision	19,715.33
Lot 9	Beeson Court Subdivision	19,715.33
Lot 10	Beeson Court Subdivision	19,715.33
Total Assessment		197,153.25

EXHIBIT C

(Published in the Dodge City Daily Globe, on April ____, 2012)

NOTICE OF PUBLIC HEARING

TO: RESIDENTS OF THE CITY OF DOGE CITY, KANSAS

You and each of you are hereby notified that the City Commission of the City of Dodge City, Kansas (the "City") will meet for the purpose of holding a public hearing, as provided by K.S.A. 12-6a01 et seq., at City Hall, 806 Second Avenue in the City, on May 7, 2012, at 7:00 p.m. Said public hearing is for the purpose of hearing any and all oral or written objections to proposed assessments in connection with the following described improvements: Beeson Court Subdivision, Resolution No. 2009-11, Construct road and curb and guttering serving Lots 1 through 10, Beeson Court Subdivision; Resolution No. 2009-12, construct new sanitary sewer system serving Lots 1 through 10, Beeson Court Subdivision; Resolution No. 2009-13, construct water services lines serving Lots 1 through 10, Beeson Court Subdivision, an addition to the City of Dodge City, Ford County, Kansas. Cost of Improvements - \$197,153.25; \$175,076.55 to be assessed to property owner and \$22,076.70 to be paid by the City at Large.

An assessment roll prepared in accordance with the referenced Resolution approved by the City Commission is on file in the Office of the City Clerk and may be examined by any interested party. At the conclusion of the public hearing, the City Commission will consider an Ordinance levying such special assessments.

Dated: April 2, 2012

Nannette Pogue
City Clerk

EXHIBIT D
NOTICE OF HEARING
AND
STATEMENT OF COST PROPOSED TO BE ASSESSED

April 2, 2012
Dodge City, Kansas

Property Owner:

You are hereby notified, as owner of record of the property described on Schedule I attached hereto, that there is proposed to be assessed against said property, certain amounts for the costs of certain internal improvements (the "Improvements") heretofore authorized by the City Commission of the City of Dodge City, Kansas (the "City"). The description of the Improvements, the resolution number authorizing the same and the proposed amount of assessment are set forth on Schedule I attached hereto.

You are hereby further notified that the City Commission of the City will meet on May 7, 2012, at 7:00 P.M., at City Hall, 806 Second Avenue, in the City, for the purpose of considering the proposed assessments.

The proposed Assessment Roll is on file in my office for public inspection.
WRITTEN OR ORAL OBJECTIONS TO THE PROPOSED ASSESSMENTS WILL BE CONSIDERED AT SAID PUBLIC HEARING.

At the conclusion of the public hearing, the governing body of the City will consider an ordinance levying such special assessments. A subsequent Notice of Assessment will be mailed to affected property owners at that time indicating that each property owner may pay the assessment in whole or in part on or before May 15, 2012. Any amount not so paid on or before May 15, 2012, will be collected in 10 annual installments, together with interest thereon at the rate obtained by the City for its general obligation bonds issued to finance the costs of the Improvements.

Nannette Pogue
Finance Director/City Clerk

SCHEDULE I

Beeson Court Subdivision – Street, Curb and Guttering Improvements
Resolution No. 2009-11

<u>Description of Property</u>	<u>Amount Proposed to be Assessed</u>
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 Beeson Court Subdivision	120,287.35

Beeson Court Subdivision – Sanitation Sewer Improvements
Resolution No. 2009-12

<u>Description of Property</u>	<u>Amount Proposed to be Assessed</u>
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 Beeson Court Subdivision	32,789.20

Beeson Court Subdivision – Waterline Improvements
Resolution No. 2009-13

<u>Description of Property</u>	<u>Amount Proposed to be Assessed</u>
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 Beeson Court Subdivision	22,000.00

Memorandum

*To: Ken Strobel, City Manager
Cherise Tieben, Assistant City Manager*

From: Nannette Pogue

Date: March 30, 2012

*Subject: Approval of Special Assessment Proceedings – Interfaith
Housing Project*

Agenda Item: New Business

Recommendation: I recommend the City Commission approve the documents as presented which will accept the final costs for the Interfaith Housing Project Special Assessment improvements and the documents that will notice the public and property owners of a public hearing to be set at the May 7 City Commission meeting.

Background: The City Commission previously approved Resolution Nos. 2010-03 and 2010-04 which authorized street, and waterline improvements to be special assessed for the Interfaith Housing Project (Brier Street). The construction of the improvements are now complete and we have the final numbers to approve. The special assessment process includes approving the final costs of the project, approving the assessment rolls, setting a public hearing for any comments regarding the assessments and causing the City Clerk to post notice of the public hearing in the newspaper and sending notices to the property owners.

Justification: The special assessment proceedings are required by State Statute.

Financial Considerations: The initial improvements were funded by temporary notes. Later this year, we will be issuing General Obligation Bonds to mature the temporary notes.

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

Attachments: Exhibit A – Statement of Final Costs, Exhibit B – Assessment Roll Certification, Exhibit C – Notice of Public Hearing (to be published in the newspaper), Exhibit D – Notice of Hearing and Statement of Costs Proposed to be Assessed (to be sent to property owner)

Special Assessment Proceedings
Interfaith Housing Project (Brier Street)

Authorized by Resolution No. 2010-03, 2010-04

Attached documents:

- Exhibit A - Statement of Final Costs
- Exhibit B – Assessment Roll Certification
- Exhibit C – Notice of Public Hearing
- Exhibit D – Notice of Hearing and Statement of Costs proposed to be Assessed

EXHIBIT B

ASSESSMENT ROLL CERTIFICATION
Interfaith Housing Project (Brier Street)

The undersigned having been designated by the City of Dodge City, Kansas (the "City"), to determine the amounts of the respective assessments and to prepare the proposed Assessment Roll therefore in connection with certain internal improvements heretofore authorized by the City Commission, hereby reports that each and all of said respective assessments have been determined to be as shown on the Schedule(s) attached hereto and made a part hereof by reference as though fully set out herein.

Dated: April 2, 2012

CITY OF DODGE CITY, KANSAS

By _____

Assessment Rolls
Interfaith Housing Project

Property Description			Water	Street	Total
Lot 1	Block 3	Cor Map, Final Plat, Replat, Haggards Addition	3,705.48	14,750.00	18,455.48
Lot 2	Block 3	Cor Map, Final Plat, Replat, Haggards Addition	3,705.48	14,750.00	18,455.48
Lot 3	Block 3	Cor Map, Final Plat, Replat, Haggards Addition	3,705.48	14,750.00	18,455.48
Lot 4	Block 3	Cor Map, Final Plat, Replat, Haggards Addition	3,705.48	14,750.00	18,455.48
Lot 5	Block 3	Cor Map, Final Plat, Replat, Haggards Addition	3,705.48	14,750.00	18,455.48
Lot 6	Block 3	Cor Map, Final Plat, Replat, Haggards Addition	3,705.48	14,750.00	18,455.48
Lot 7	Block 3	Cor Map, Final Plat, Replat, Haggards Addition	3,705.48	14,750.00	18,455.48
Lot 8	Block 3	Cor Map, Final Plat, Replat, Haggards Addition	3,705.48	14,750.00	18,455.48
Lot 9	Block 3	Cor Map, Final Plat, Replat, Haggards Addition	3,705.48	14,750.00	18,455.48
Lot 10	Block 3	Cor Map, Final Plat, Replat, Haggards Addition	3,705.48	14,750.00	18,455.48
Lot 11	Block 3	Cor Map, Final Plat, Replat, Haggards Addition	3,705.48	14,750.00	18,455.48
Lot 12	Block 3	Cor Map, Final Plat, Replat, Haggards Addition	3,705.48	14,750.00	18,455.48
Lot 1	Block 7	Cor Map, Final Plat, Replat, Haggards Addition	3,705.48	14,750.00	18,455.48
Lot 2	Block 7	Cor Map, Final Plat, Replat, Haggards Addition	3,705.48	14,750.00	18,455.48
Lot 3	Block 7	Cor Map, Final Plat, Replat, Haggards Addition	3,705.48	14,750.00	18,455.48
Lot 4	Block 7	Cor Map, Final Plat, Replat, Haggards Addition	3,705.48	14,750.00	18,455.48
Lot 5	Block 7	Cor Map, Final Plat, Replat, Haggards Addition	3,705.48	14,750.00	18,455.48
Lot 6	Block 7	Cor Map, Final Plat, Replat, Haggards Addition	3,705.48	14,750.00	18,455.48
Lot 7	Block 7	Cor Map, Final Plat, Replat, Haggards Addition	3,705.48	14,750.00	18,455.48
Lot 8	Block 7	Cor Map, Final Plat, Replat, Haggards Addition	3,705.48	14,750.00	18,455.48
Lot 9	Block 7	Cor Map, Final Plat, Replat, Haggards Addition	3,705.48	14,750.00	18,455.48
Lot 10	Block 7	Cor Map, Final Plat, Replat, Haggards Addition	3,705.48	14,750.00	18,455.48
Lot 11	Block 7	Cor Map, Final Plat, Replat, Haggards Addition	3,705.48	14,750.00	18,455.48
Lot 12	Block 7	Cor Map, Final Plat, Replat, Haggards Addition	3,705.48	14,750.00	18,455.48
Total Assessment			88931.55	354000	442,931.55

EXHIBIT C

(Published in the Dodge City Daily Globe, on April ____, 2012)

NOTICE OF PUBLIC HEARING

TO: RESIDENTS OF THE CITY OF DOGE CITY, KANSAS

You and each of you are hereby notified that the City Commission of the City of Dodge City, Kansas (the "City") will meet for the purpose of holding a public hearing, as provided by K.S.A. 12-6a01 et seq., at City Hall, 806 Second Avenue in the City, on May 7, 2012, at 7:00 p.m. Said public hearing is for the purpose of hearing any and all oral or written objections to proposed assessments in connection with the following described improvements: Interfaith Housing Project, Resolution No. 2010-03, Construct road and curb and guttering serving Lots 1 through 12 in Block 3 and Lots 1 through 12 in Block 7 in Correction Map, Final Plat, Replat of a Portion of Haggards Addition to the City of Dodge City, Kansas; Interfaith Housing Project; Resolution No. 2010-04, construct water service lines serving Lots 1 through 12 in Block 3 and Lots 1 through 12 in Block 7 in Correction Map, Final Plat, Replat of a Portion of Haggards Addition to the City of Dodge City, Kansas. Cost of Improvements - \$533,522.35; \$442,931.55 to be assessed to property owner and \$90,590.80 to be paid by the City at Large.

An assessment roll prepared in accordance with the referenced Resolution approved by the City Commission is on file in the Office of the City Clerk and may be examined by any interested party. At the conclusion of the public hearing, the City Commission will consider an Ordinance levying such special assessments.

Dated: April 2, 2012

Nannette Pogue
City Clerk

EXHIBIT D
NOTICE OF HEARING
AND
STATEMENT OF COST PROPOSED TO BE ASSESSED

April 2, 2012
Dodge City, Kansas

Property Owner:

You are hereby notified, as owner of record of the property described on Schedule I attached hereto, that there is proposed to be assessed against said property, certain amounts for the costs of certain internal improvements (the "Improvements") heretofore authorized by the City Commission of the City of Dodge City, Kansas (the "City"). The description of the Improvements, the resolution number authorizing the same and the proposed amount of assessment are set forth on Schedule I attached hereto.

You are hereby further notified that the City Commission of the City will meet on May 7, 2012, at 7:00 P.M., at City Hall, 806 Second Avenue, in the City, for the purpose of considering the proposed assessments.

The proposed Assessment Roll is on file in my office for public inspection.
WRITTEN OR ORAL OBJECTIONS TO THE PROPOSED ASSESSMENTS WILL BE CONSIDERED AT SAID PUBLIC HEARING.

At the conclusion of the public hearing, the governing body of the City will consider an ordinance levying such special assessments. A subsequent Notice of Assessment will be mailed to affected property owners at that time indicating that each property owner may pay the assessment in whole or in part on or before May 15, 2012. Any amount not so paid on or before May 15, 2012, will be collected in 20 annual installments, together with interest thereon at the rate obtained by the City for its general obligation bonds issued to finance the costs of the Improvements.

Nannette Pogue
Finance Director/City Clerk

SCHEDULE I

Interfaith Housing Project – Street, Curb and Guttering Improvements
Resolution No. 2010-03

<u>Description of Property</u>	<u>Amount Proposed to be Assessed</u>
Lots 1 through 12 in Block 3 and Lots 1 through 12 in Block 7 in Correction Map, Final Plat, Replat of a Portion of Haggards Addition to the City of Dodge City, Kansas	354,000

Interfaith Housing Project – Waterline Improvements
Resolution No. 2010-04

<u>Description of Property</u>	<u>Amount Proposed to be Assessed</u>
Lots 1 through 12 in Block 3 and Lots 1 through 12 in Block 7 in Correction Map, Final Plat, Replat of a Portion of Haggards Addition to the City of Dodge City, Kansas	88,931.55