

**Dodge City/Ford County CFAB Advisory Board Meeting**  
**City Hall City Commission Chambers**  
**Thursday, May 1, 2014**  
**6:00 P.M.**  
**Agenda**

**Welcome:** Chairman Banning

**Roll Call**

**Call to Order:** Chairman Banning

**Consent Calendar**

1. Approval of Minutes from Thursday, April 24, 2014 Meeting

**Unfinished Business**

1. LED Message Board for Western State Bank Expo Center-Report Project  
Development Coordinator Melissa McCoy
2. Approval of Letter of Intent for Dodge City Soccer for Tournament  
Promotional Services- Report by Director of Parks and Recreation-Paul Lewis

**New Business**

1. Consideration of Site Locations for Regional Aquatic Park- Report by Director  
of Parks and Recreation-Paul Lewis

**Upcoming Meetings:**

1. Joint Commission Meeting Date: May 12, 2014 at 6:00 PM in the Rose Room
2. Next Meeting Date: May 21, 2014 at 6:00 PM in the City Commission  
Chambers

**Adjournment**

***Community Facilities Advisory Board Minutes  
City Hall, Commission Chambers  
Thursday, April 24, 2014***

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***City Commission Chambers  
6:00 p.m.***

**WELCOME:** Tom Stanley, Vice Chair

**ROLL CALL:** Shawn Tasset, Dr. Perak, Rick Sowers, Tom Stanley, Dan Schenkein, Bill Turley, Justin Banning, Cherise Tieben, City Manager, Ed Elam, County Administrator, Glenn Kerbs, County Legal Counsel and Ken Strobel, City Legal Counsel.

**APPROVAL OF CONSENT CALENDAR**

1. Approval of CFAB Meeting Minutes, March 27, 2014-Bill Turley moved to approve the consent calendar as presented, Tom Stanley seconded the motion. The motion carried 5-0.

**REPORTS:**

1. Athletic Field Maintenance-Report by Parks and Recreation Paul Lewis. Mr. Lewis presented a report on Athletic Field Maintenance and explained how staff had devised a special week to week schedule to insure that the various fields for baseball, softball and soccer are maintained in the best possible condition. Use of the facilities outside of scheduled games and tournaments has had to be somewhat restricted in order to maintain the turf.

Mr. Lewis also shared a proposal from Mr. Charles Johnson to provide soccer tournament administration services to the City of Dodge City under the Why Not Dodge program. He explained that the funding had already been recommended and approved in the 2014 Sales Tax Budget. The cost for services is \$30,000 for all services and event expenses which is less than the budgeted amount. The CFAB Board was favorable of the proposal and requested that Mr. Johnson present his plan to the group at the next regularly scheduled board meeting.

**UNFINISHED BUSINESS:**

Cavalier Field Project-Director of Parks and Recreation Paul Lewis. Per the consensus of the board at the previous CFAB meeting, Mr. Lewis presented a proposed fee schedule for the use of Cavalier Field once the artificial turf has been installed. The proposed fees could generate approximately \$27,000 annually which would go back in the Why Not Dodge account and be used to offset the original project cost and/or the turf replacement at the end of the its life cycle. It was the consensus of CFAB that staff further explore a schedule of fees and charges based on recovering future replacement costs.

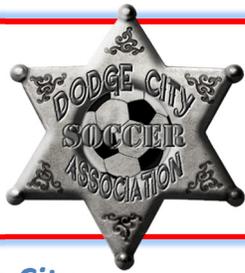
**NEW BUSINESS:**

1. Western State Bank Expo Center Funding Request- Danielle Crouch, General Manager for the Western State Bank Expo Center presented the Organizational Funding Request. The total request was for \$380,064.27 with \$300,000 to offset operating for the Expo Center expenses and \$80,064.27 for an LED message board to be located near the junction of Hwy 283 and Hwy 56. The board approved the \$300,000 request to offset operating expenses in a 5 to 1 vote. The request for the LED message board was tabled so that staff can review whether or not any of the existing LED signs that were purchased with Why Not Dodge funds can be used. Specifically, the sign from the Civic Center is being considered. Information on this request will be provided at the next regularly scheduled CFAB meeting.

2. Discussion of Water Park Project Schedule- Director of Parks and Recreation Paul Lewis.  
Mr. Lewis presented the Project Process Flow Chart for the Aquatics Park as well as the project schedule. The key steps and key decisions were reviewed. Mr. Lewis then presented four possible sites for the water park which are all located on publically owned land. The four proposed options included the St. Mary's Complex, Cavalier Field, All 4 Fun and Wright Park. It was determined that the CFAB board meet next week to further discuss the selection of the site.

The next CFAB meeting is scheduled for Thursday, **May 1 at 6:00 PM in the City Commissioners Chambers.**

**Adjournment:** Tom Stanley made a motion to adjourn the meeting. Dr. Perak seconded. The motion passed unanimously.



*Dodge City Soccer  
2201 W Ross Blvd  
Dodge City, KS 67801*

*[www.dodgecitysoccer.com](http://www.dodgecitysoccer.com)*



*Dodge City*

*Soccer Association*

*Camps*

*&*

Dodge City Soccer under the direction of Charles Johnson proposes to provide soccer tournament administration services for the City of Dodge City under the Why Not Dodge program. Events will be conducted throughout the year on both an indoor and outdoor basis using St. Mary Soccer Complex and Western State Bank Expo facilities and others as available.

Tournaments will be conducted for both youth and adult age groups and offered in various formats to create a diverse market. Our goal will be to include up to 50% of the teams from out of town for all events.

I propose the following conditions to be the basis for a contract to provide these services:

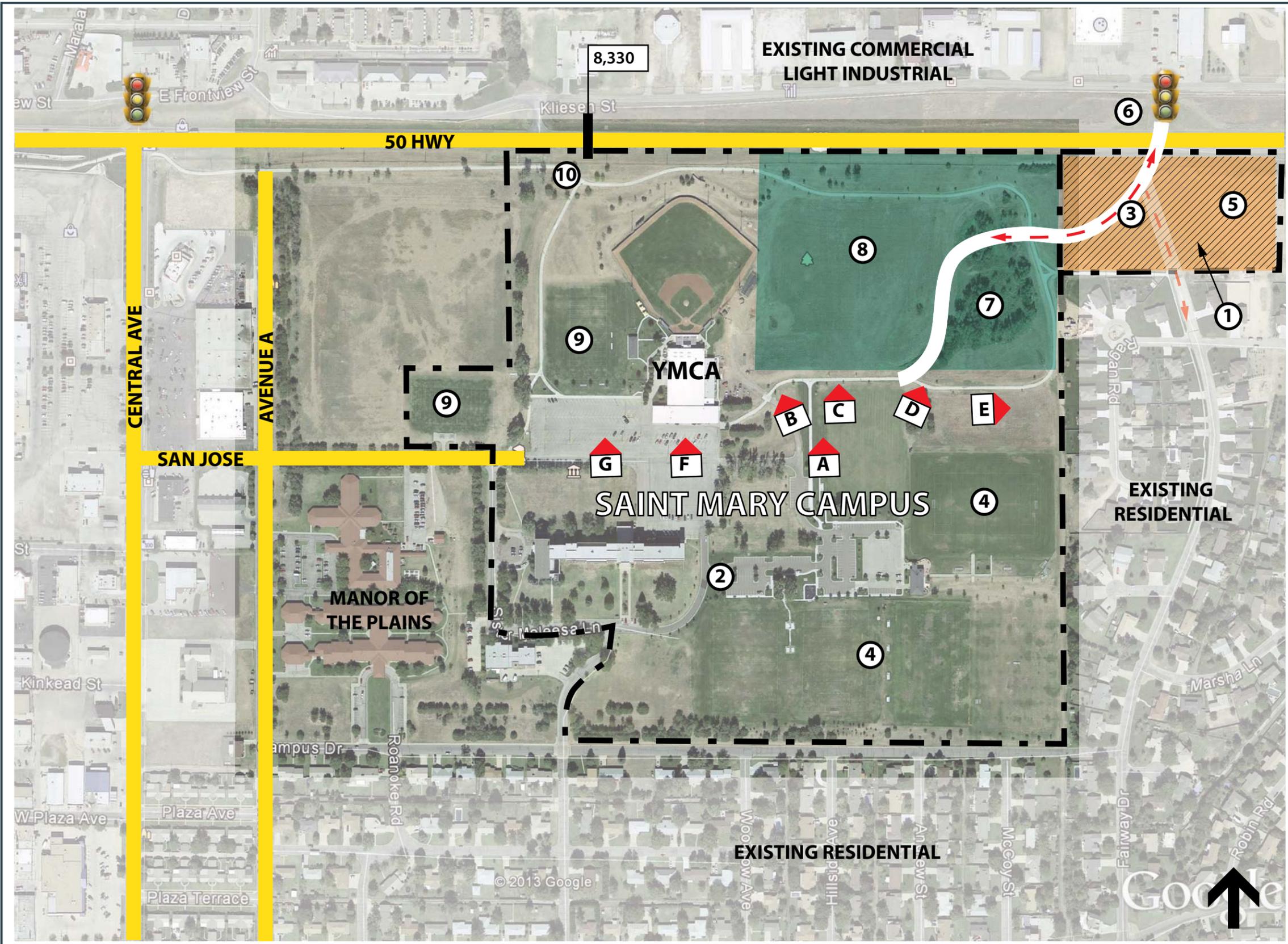
Dodge City Soccer/Charles Johnson will:

1. Conduct three outdoor events in 2014 with a goal of attracting 132 teams and 1000 participants.
2. Conduct three indoor events between June 2014 and June 2015 attracting 100 teams.
3. Maintain a web site with event information and registration functions.
4. Pay all expenses associated with the events including advertising, promotions, registration, event supervision, officials, awards, etc.
5. Solicit fields and facilities necessary to conduct events and pay all associated costs with the exception of St. Mary Soccer Complex.
6. Provide general liability insurance in an amount acceptable to the City.
7. Administer all events including scheduling and bracketing, scheduling of referees, and general supervision of the event.
8. Keep all event entry fees, sponsorships and temporary advertising for the purpose of conducting the events.
9. Provide a complete year-end financial statement presenting all revenues and expenses associated with the program.
10. Provide evidence of team participation to include city of residence.

The City of Dodge City will:

1. Shall review and approve a schedule of events.
2. Shall reserve St. Mary Soccer Complex as necessary based on the approved schedule and provide all maintenance as needed to maintain and prepare fields for events.
3. Shall keep concession rights for all activities conducted through the St. Mary Soccer Complex.
4. Shall pay Dodge City Soccer \$30,000 as compensation for services provided and all event expenses. Payment shall be made quarterly in installments of \$7,500.

I propose this as an annual agreement with automatic renewals subject to appropriate termination options acceptable to both parties. The compensation shall also be reviewed and adjusted if agreed to by both parties for year two based on additions and enhancements to the schedule of events.



**NOTES**

1. Existing private property.
2. Saint Mary's campus (City owned).
3. Proposed entrance drive to residential w/ entrance treatment.
4. Soccer field complex.
5. Potential retail pad.
6. Proposed signalized intersection at 50HWY.
7. Existing pond/basin to remain.
8. Proposed Water Park location.
9. Football field.
10. Trail System.

**LEGEND**

- A** Photos Key
- Private Property
- Proposed Water Park (Private Property)
- Proposed Water Park
- Proposed Removal and Relocation
- Property Line
- Traffic Count - Cars/Day



Saint Mary



Saint Mary



Saint Mary



Saint Mary



Saint Mary



Saint Mary



Saint Mary



Saint Mary



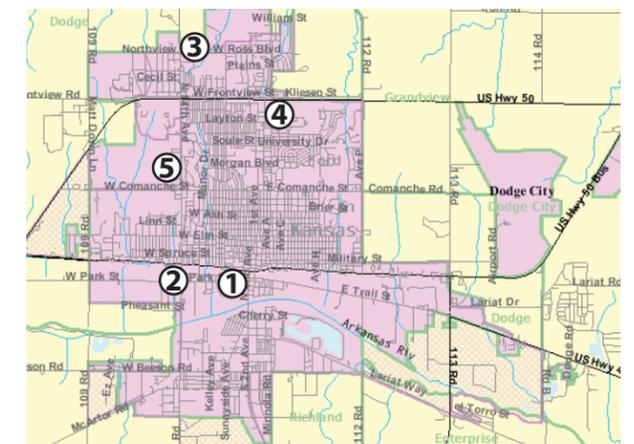
Saint Mary



Saint Mary

**SITES**

1. Wright Park
2. All 4 Fun
3. Legends Recreational Facility
4. Manor of The Plains/Saint Mary Campus
5. Comanche & Johnson







Legends



Legends



Legends



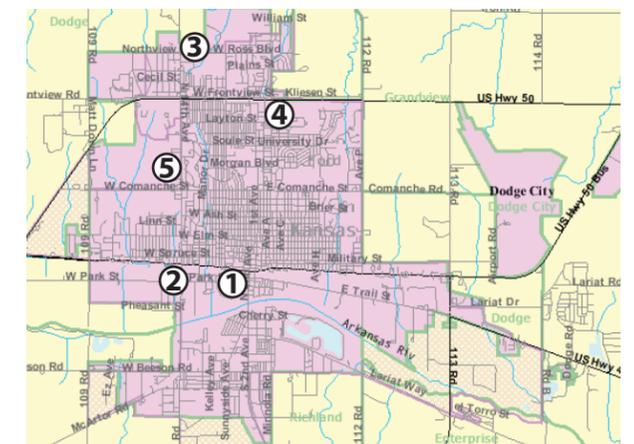
Legends

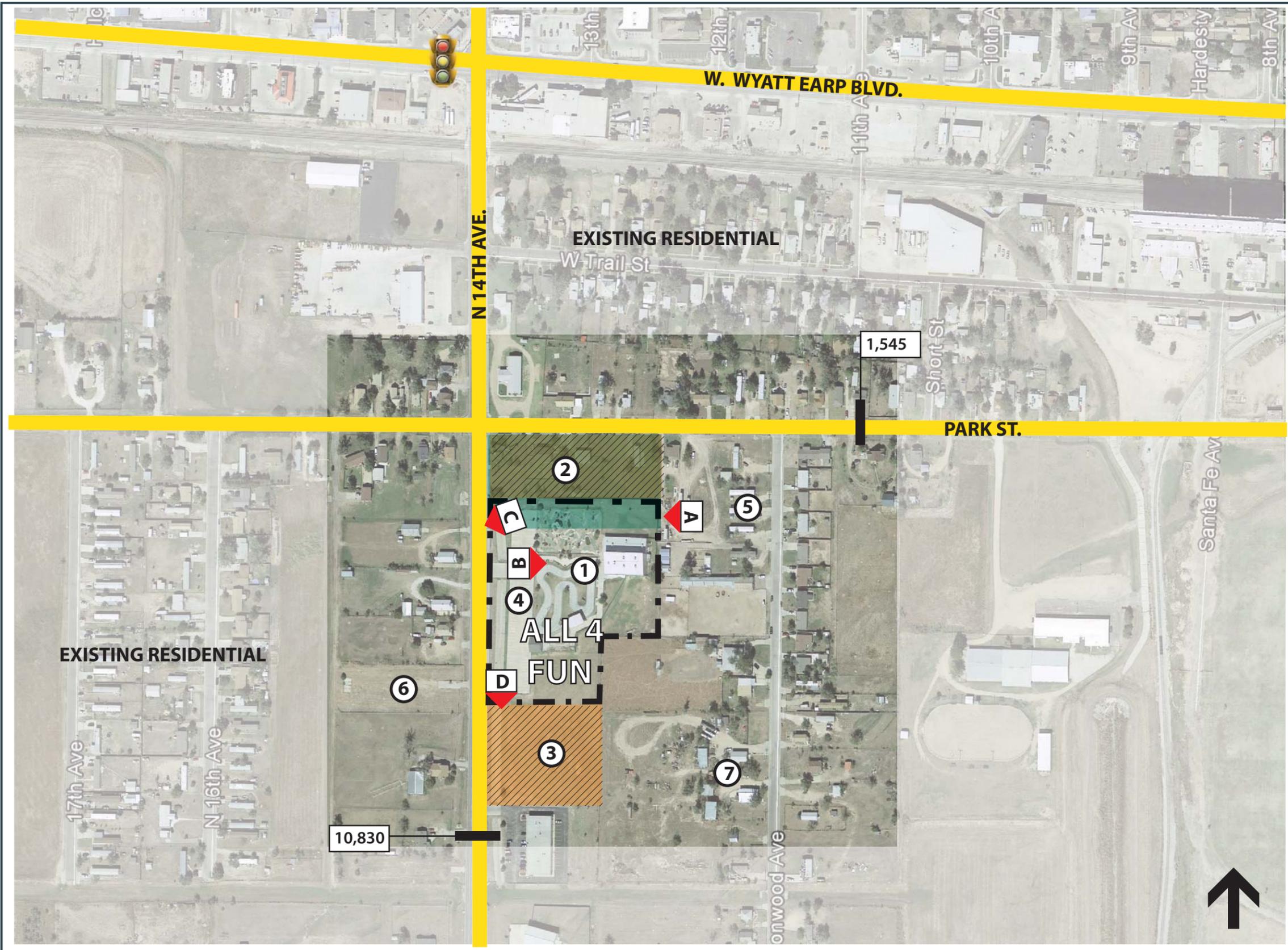


Legends

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**NOTES**

1. Existing All 4 Fun site with mini golf, and go kart track (City owned).
2. Proposed Water Park location.
3. Vacant private property recently purchased.
4. Concrete surfaced parking lot 104 +/- stalls.
5. Existing trailer park.
6. Vacant property.  
Potentially available for future development.
7. Light industrial property.

**LEGEND**

-  Photos Key
-  Private Property
-  Proposed Water Park (Private Property)
-  Proposed Water Park
-  Proposed Removal and Relocation
-  Property Line
-  Traffic Count - Cars/Day



All 4 Fun



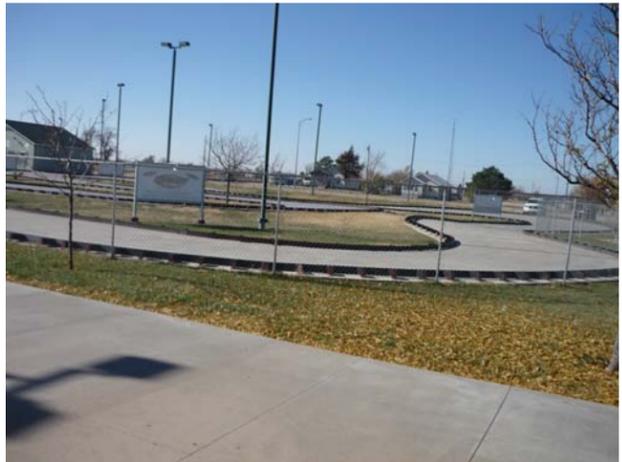
All 4 Fun



All 4 Fun



All 4 Fun



All 4 Fun



All 4 Fun



All 4 Fun



All 4 Fun



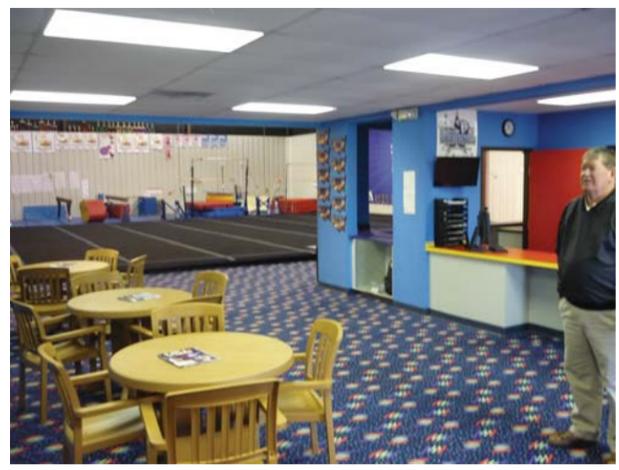
All 4 Fun



All 4 Fun Interior



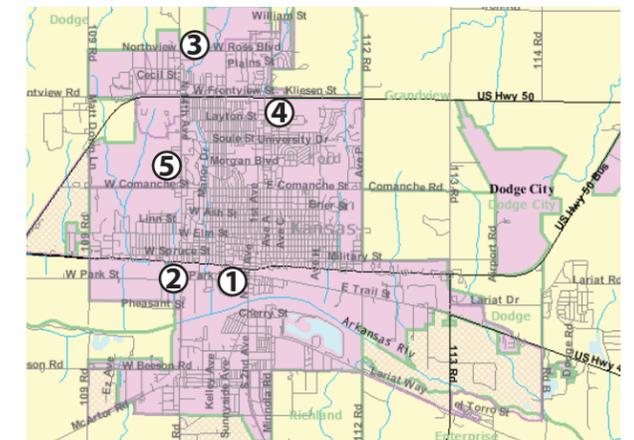
All 4 Fun Interior

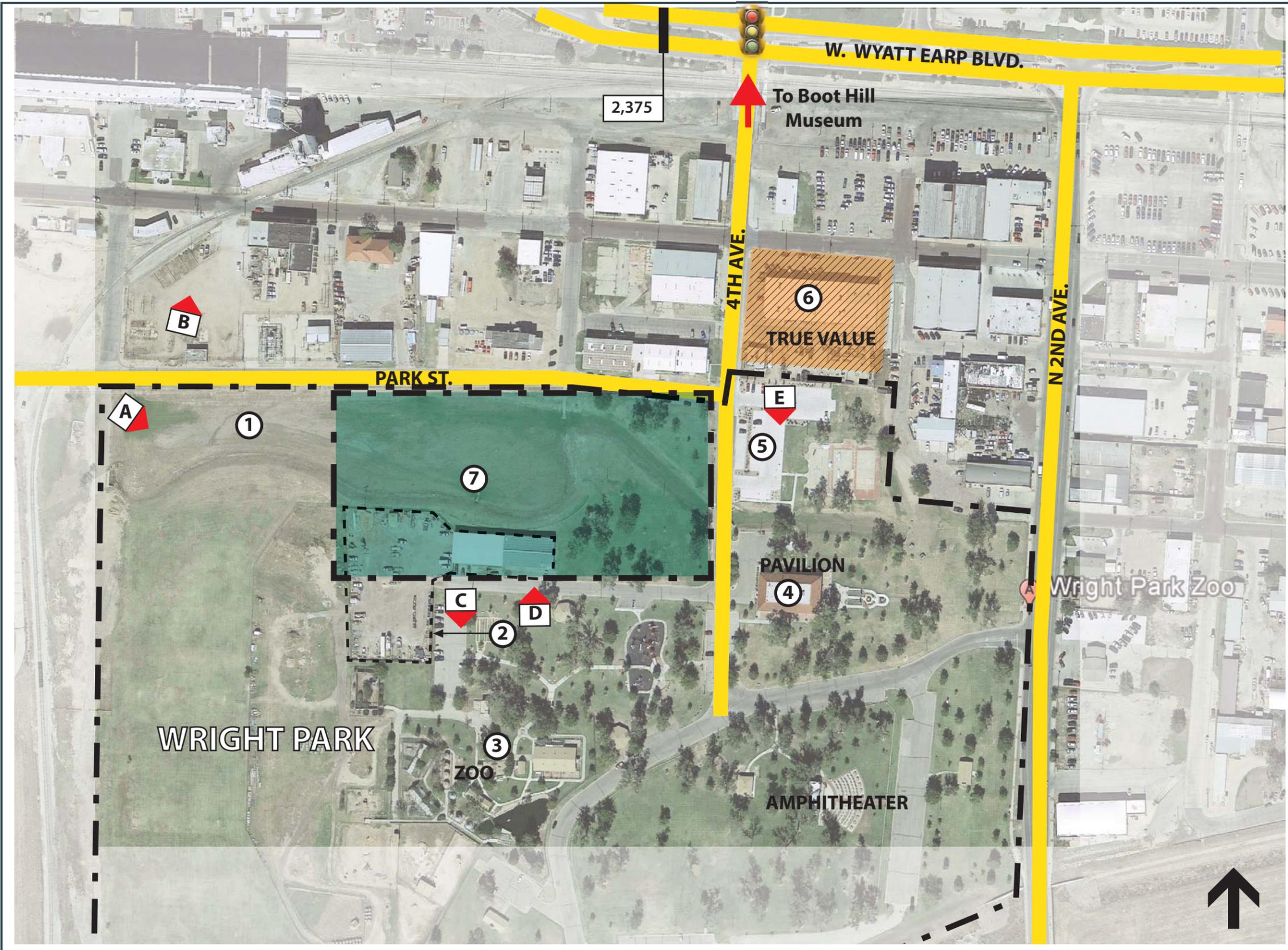


All 4 Fun Interior

**SITES**

1. Wright Park
2. All 4 Fun
3. Legends Recreational Facility
4. Manor of The Plains/Saint Mary Campus
5. Comanche & Johnson





**NOTES**

1. Existing detention basin (City owned).
2. Proposed removal and relocation of City Public Works.
3. Existing Zoo (60K/year).
4. Existing events pavilion. (City owned).
5. New public parking lot. (Some are contracted w/private company).
6. Existing hardware store. Potential hotel site.
7. Proposed Water Park location.

**LEGEND**

-  Photos Key
-  Private Property
-  Proposed Water Park (Private Property)
-  Proposed Water Park
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Wright Park Zoo Entrance



New Bridge Looking South to Pavilion



Pavilion



Pavilion Interior



Pavilion Looking South



Pavilion



Pavilion Looking South



New Sidewalk Parking



Wright Park Looking East



New Parking Lot



New Parking Lot



New Improvements



Wright Park Parking Lot Looking South



Wright Park Site - Existing Public Works



Property Looking Southeast



Wright Park Site - Grain Elevator North of Lot



Wright Park Site



Wright Park Site



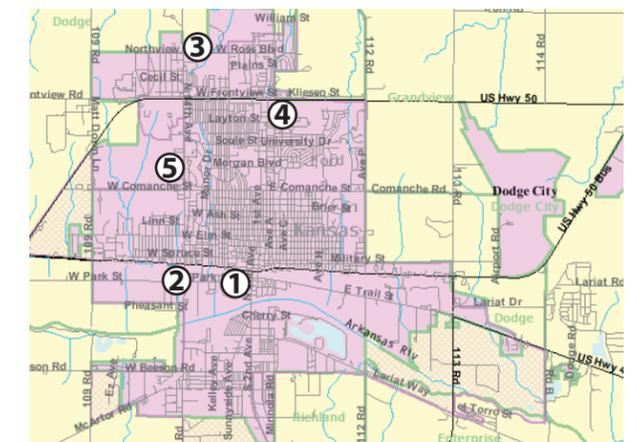
Wright Park Site Culverts and Detention



Wright Park Site - Looking Northwest at Existing Public Works Building and Lot

### SITES

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Ms. Cherise Tieben  
City Manger  
Dodge City, Kansas  
Box 880  
Dodge City, K 67801

Dear Cherise:

It has been a pleasure to visit with you and your development team over the past month. As we have discussed The Leisure Group of Companies has been a long time investor and business operator in Dodge City and would like to expand our operations in your City.

In discussions with your Real Estate Advisor, CBC Real Estate Group, we have learned of the exciting development opportunities throughout the downtown area, where the City has established the STAR Bond District. We are intrigued with the Wright Park location for development of a new 90 to 120 hotel particularly in light of the City's consideration of this general location for the proposed new Aquatics Park. The ability to co-locate the hotel in connection the Aquatics Park within Wright Park, we believe would create a successful platform for not only our business, but promote regional tourism in Dodge City. We look forward to discussing this opportunity as well as other tourism concepts with you in the future.

Based upon our prior discussions, The Leisure Group is looking forward to negotiating a Letter of Intent with the City and then a definitive Development Agreement outlining our future plans for cooperation with the City.

I will be traveling much of time through late April and early May, but available to continue these discussions with you and your staff.

Sincerely

A handwritten signature in blue ink, appearing to read "Steve Olson".

Steve Olson  
President/CEO  
The Leisure Group of Companies

5000 W. 95<sup>th</sup> Street Prairie Village Kansas 66207  
Office 913-905-1460 Cell- 913-961-1811 [solson@leisurehotel.com](mailto:solson@leisurehotel.com)