

Dodge City/Ford County CFAB Advisory Board Meeting
City Hall City Commission Chambers
Wednesday, January 28, 2015
6:00 P.M.
Agenda

Welcome: Vice Chair Tom Stanley

Roll Call

Call to Order: Vice Chair Tom Stanley

Visitors

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

Election of Officers

1. Election of 2015 Chair
2. Election of 2015 Vice-Chair
3. Election of Entertainment Policy Committee Representative

Consent Calendar

1. Approval of Minutes from November 19, 2014 Meeting
2. "Why Not Dodge" Sales Tax Fund Monthly Financial Report

Report

1. Water Park Operations Report- Report by Project Development Coordinator-Melissa McCoy

Unfinished Business

1. Ford County Proposal for Horse Stalls Building as a "Why Not Dodge" Project-Report by Ford County Administrator Ed Elam

New Business

- 1.

Next Meeting Date(s):

1. Joint Commission Meeting-Monday, February 9, 2015 6:00 pm, Rose Room-Ford County Government Center
2. CFAB Meeting-Wednesday, February 25, 2015 6:00 PM City Commissioners' Chambers, City Hall

Adjournment

**Community Facilities Advisory Board Minutes
City Hall, Commission Chambers
Wednesday, November 19, 2014**

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

WELCOME: Justin Banning, Chair

ROLL CALL: Dan Schenkein, Dr. Perak, Justin Banning, Tom Stanley, Ryan Rabe, Bill Turley, Mike Martinez, Commissioner Rick Sowers, City Manager Cherise Tieben and County Administrator Ed Elam

APPROVAL OF CONSENT CALENDAR:

1. **Approval of Consent Calendar**-Minutes from November 5, 2014- Dan Schenkein moved to approve the consent calendar as presented, Bill Turley seconded the motion. The motion carried 7-0.
2. **“Why Not Dodge” Sales Tax Fund Monthly Financial Report**-There were no questions over the sales tax fund monthly report.

NEW BUSINESS:

1. **Review of 2014 CFAB Organizational Funding Requests**- Report by Project Development Coordinator-Melissa McCoy. Ms. McCoy reviewed the 2015 Organizational Funding requests as follows:
 - Dodge City Area Arts Council: \$4,716.13
 - Dodge City Roundup: \$40,000.00
 - Dodge City Trail of Fame: \$22,000.00
 - Ford County: \$545,000.00

Total Requests: \$611,716.13

Total Organizational Funding available for 2015: 110,000.00

2. **2014 CFAB Organizational Funding Recommendations**- Dr. Perak made a motion to recommend to the Joint Commissions the first three 2015 Organizational Funding requests as submitted and to table the request from Ford County for \$545,000 for a livestock building at the Western State Bank Expo property until the December CFAB meeting for further review. The motion was seconded by Ryan Rabe and passed 7-0.
3. **CFAB Calendar for 2015**-Melissa McCoy asked if the CFAB board had any questions about the 2015 CFAB meeting calendar. There were no questions about the proposed dates.

UPCOMING MEETINGS:

1. Joint Commission Meeting-Monday, December 8, 2014 6:00 pm, Rose Room-Ford County Government Center
2. CFAB Meeting-Wednesday, December 17, 2014 6:00 PM City Commissioners’ Chambers, City Hall

ADJOURNMENT: Tom Stanley made a motion to adjourn the meeting. Justin Banning seconded. The motion passed unanimously.

SALES TAX PROJECT FUND
STATEMENT OF REVENUE AND EXPENDITURES
BUDGET PERFORMANCE
October, 2014

	Current Month (November 2014) Actual	Current Month (November 2014) Budget	Current YTD (Jan-Nov 2014) Actual	Current YTD (Jan-Nov 2014) Budget	Annual FY 2014 Budget	
OPERATING FUND-SALES TAX PROJECTS						
Revenues						
Sales Tax	510,032.57	466,666.00	5,587,506.37	5,133,326.00	5,600,000.00	99.78%
Transfer from general Fund	0.00	0.00	0.00	0.00	0.00	0.00%
Investment Earnings	108.52	416.00	1,351.48	4,576.00	5,000.00	27.03%
Field Sports Revenues	800.00	1,499.00	28,648.42	16,489.00	18,000.00	159.16%
Racetrack Revenues	0.00	0.00	0.00	0.00	0.00	0.00%
Sale of Advertising	0.00	583.00	2,000.00	6,413.00	7,000.00	28.57%
Miscellaneous	0.00	0.00	275.00	0.00	0.00	0.00%
	<u>510,941.09</u>	<u>469,164.00</u>	<u>5,619,781.27</u>	<u>5,160,804.00</u>	<u>5,630,000.00</u>	<u>99.82%</u>
Expenditures						
Field Sports						
Personnel Services	11,887.24	18,929.00	193,512.11	208,219.00	227,185.00	85.18%
Contractual Services	5,951.55	8,181.00	88,558.34	89,991.00	98,250.00	90.14%
Commodities	5,189.60	7,109.00	98,521.18	78,199.00	85,350.00	115.43%
Capital	0.00	1,250.00	5,390.00	13,750.00	15,000.00	35.93%
Field Sports-Concessions	0.00	0.00	0.00	0.00	0.00	
Field Sports-Tournaments	0.00	<u>11,333.00</u>	<u>115,000.00</u>	<u>124,663.00</u>	<u>136,000.00</u>	84.56%
Total-Field Sports	23,028.39	46,802.00	500,981.63	514,822.00	561,785.00	89.18%
Administration						
Contractual Services	675.74	73,774.00	873,704.69	811,514.00	885,300.00	98.69%
Commodities	0.00	25.00	0.00	275.00	300.00	0.00%
Capital	102,203.28	0.00	235,184.90	0.00	0.00	0.00%
Bond Payment Transfers	215,122.08	210,833.00	2,568,048.32	2,319,163.00	2,530,000.00	101.50%
Transfer to Depr & Repl	0.00	28,750.00	345,000.00	316,250.00	345,000.00	100.00%
Other	0.00	<u>166.00</u>	<u>800.00</u>	<u>1,826.00</u>	<u>2,000.00</u>	40.00%
Total-Administration	318,001.10	313,548.00	4,022,737.91	3,449,028.00	3,762,600.00	106.91%

Transfer from Operating Funds			
Total Revenues	<u>215,122.08</u>	<u>2,325,926.25</u>	<u>2,548,641.87</u>
Expenditures			
Principal Payments	0.00	825,000.00	
Interest Payments	<u>0.00</u>	<u>858,107.50</u>	
Total Expenditures	0.00	<u>1,683,107.50</u>	
Revenue Over/Under Expenditures	215,122.08	865,534.37	

BALANCE SHEET
SALES TAX PROJECT FUNDS
ENDING November 30, 2014

	Operating Fund	Organizational Funding Fund	ST-Depr. & Replacement Fund	Event Fund	SEC Project Fund	Debt Service Account	TOTAL SALES TAX PROJECTS FUNDS
ASSETS							
Assets							
Cash	3,163,876.25	156,131.22	4,867,471.07	155,065.80	0.00	1,728,618.91	10,071,163.25
Cash - Reserve						3,438,924.02	3,438,924.02
Miscellaneous Receivable	344.59	0.00	0.00	0.00	0.00	0.00	378,748.34
Sales Tax Receivable	378,748.34	0.00	0.00	0.00	0.00	<u>831,124.81</u>	<u>831,124.81</u>
Deferred Bond Issuance Costs	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL ASSETS	3,542,969.18	156,131.22	4,867,471.07	155,065.80	0.00	5,998,667.74	14,720,305.01
LIABILITIES & FUND BALANCE							
Liabilities							
Accounts Payable	211,053.78	2,849.50	203,908.00	0.00	0.00	0.00	417,811.28
Salaries Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sales Tax Payable		2.00					2.00
Compensated Absences Payable	7,660.95	2,298.90	0.00	0.00	0.00	0.00	9,959.85
Accrued Interest Payable	0.00	0.00	0.00	0.00	0.00	141,986.67	141,986.67
Bond Premium	0.00	0.00	0.00	0.00	0.00	60,244.84	60,244.84
Bonds Payable-Current	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bonds Payable-Non-Current	0.00	0.00	0.00	0.00	0.00	37,070,000.00	37,070,000.00
TOTAL LIABILITIES	218,714.73	5,150.40	203,908.00	0.00	0.00	37,272,231.51	37,700,004.64
Total Current Liabilities							
FUND BALANCE	3,324,254.45	126,211.79	4,646,244.57	155,065.80	0.00	6,417,067.23	14,668,843.84
Reserve for Encumbrances		24,769.03	17,318.50				42,087.53
Net Capital Assets-Related Debt						-37,895,000.00	-37,895,000.00
Unused debt proceeds						204,369.00	204,369.00
Total Fund Equity						<u>-31,273,563.77</u>	<u>-22,979,699.63</u>
TOTAL LIABILITIES AND FUND EQUITY	<u>3,542,969.18</u>	<u>156,131.22</u>	<u>4,867,471.07</u>	<u>155,065.80</u>	<u>0.00</u>	<u>5,998,667.74</u>	<u>14,720,305.01</u>



Parks and Recreation

PO Box 880 • Dodge City KS 67801 • Phone: 620/225-8160 • Fax: 620/225-8144

Memorandum

To: Community Facility Advisory Board
From: Paul Lewis, Parks & Recreation Director
Date: January 23, 2015
Cc: Cherise Tieben, City Manager
Subject: Regional Water Park Progress Report

A handwritten signature in black ink, appearing to be "P. Lewis", is located to the right of the memorandum header.

Work on the regional water park plans continue and staff, along with Water's Edge, the design consultants, and McCownGordan the Construction Manager at Risk, is making appropriate progress to realize a May 2016 opening date. Over the next few months, several key steps will conclude towards that goal.

First, design plans for the dirt work are complete and McCownGordon is soliciting bids for that component. Bids will be received on Wednesday, January 28th and they will bring a Guaranteed Maximum Price (GMP) contract to the City Commission at a Joint City/County Commission meeting on February 9th. The site work part of the project is budgeted in the Heritage STAR Bonds, separate from the water park which is in the Why Not Dodge sales tax fund. Therefore approval is only required by the City Commission for that contract.

At that same Joint Commission meeting, staff will present a Design/Development budget for the water park. The DD budget is simply a more refined budget from the Construction Manager which takes into account everything that is on paper for the design. It reflects the Construction Manager's communication with potential sub-contractors to get current market costs. Based on that information, all parties have the opportunity to look at other construction alternatives and add to or value engineer the project as required.

Staff is anticipating a special meeting with CFAB prior to the Joint City/County meeting to present the DD budget for your input. If scheduling works, we would expect to hold the CFAB meeting on February 9th at 5 pm.

Another significant task regarding the water park is finalizing the management structure for the facility. In the past we've communicated with CFAB and the governing bodies that potentially the facility could be operated by a staff person hired for that purpose or by another entity through a management contract. Both non-profit and for profit options exist that may have an interest in contracting to provide those services.

Staff is developing a Request for Qualifications (RFQ) to solicit parties interested in providing management services. The RFQ will detail requirements and services the prospective contractor must provide and ask for their proposal in how best to meet those expectations and at what cost. We will advertise and distribute the RFQ in appropriate outlets and review the responses and potentially interview selected candidates.

At the same time, staff will develop an estimated operating budget and detail administrative costs if the project was to be managed internally. That option will be compared against the RFQ information and presented to CFAB for your input.

Ideally we would like to have the manager on board through most of the construction process. Having a better understanding of how the pool is constructed, the operating systems, etc. will assist the manager in getting the facility off to a good start. So the goal is to have this process completed by June or July of this year so the manager can be brought on board.

Finally, attached with this report are the most recent schematics for the water park layout and the bath house elevations. Please remember the park layout reflects the master plan which includes the wave pool and the extension on the lap pool making it 50 meter. Those two options are being designed and included as add alternates in the bid package but were not part of the \$10,000,000 budget that was established for the project.

ATTACHMENTS: Water Park Layout
Bath House Elevations

Ford County
Water Park
Dodge City, KS
09-25-2014



Parking

Parking

11205 W. 79th St
Lenexa, KS 66214
t. 913.438.4338
www.WedesignPools.com

waters edge
AQUATIC DESIGN

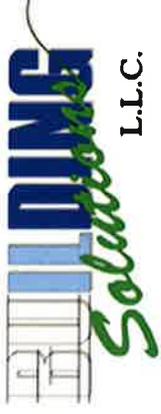
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Ford County Fairgrounds **PRELIMINARY BUDGET ESTIMATE** **11/10/14**
DODGE CITY, KS
100' x 270' x 18' Livestock Buildings

TOTAL SF: 27,000
BUILDING PERIMETER LF: 740

DESCRIPTION	QUANT.	UNIT	UNIT COST	BUDGET AMOUNT
Layout and Construction Staking	27,000	sf	\$0.25	\$6,750.00
Dirtwork (12" Avg Fill)	1,288	cy	\$15.00	\$19,320.00
Concrete				
Grade Beam (12" x 3')	740	lf	\$22.50	\$16,650.00
4' x 4' x 3' Main Frame Piers	22	ea	\$460.00	\$10,120.00
2' x 2' x 3' End Wall Piers	8	ea	\$250.00	\$2,000.00
Thru Ties (12" x 24")	900	lf	\$25.00	\$22,500.00
6" x 2' Concrete Ribbon	586	lf	\$26.00	\$15,236.00
6" Concrete Floor	2,700	sf	\$5.00	\$13,500.00
PEMB 26 ga R-Panel Roof with Colored Walls "C" Wind Exp.	1	quote	\$157,075.00	\$157,075.00
PEMB Steel Erection (Roof Only)	27,000	sf	\$3.50	\$94,500.00
Anchor Bolts	120	each	\$20.00	\$2,400.00
Electrical & Mechanical Budget	27,000	sf	\$3.50	\$94,500.00



SUBTOTAL:		\$454,551.00
General Requirements	3.50%	\$18,996.16
GC Const. Provided Equipment	1.50%	\$8,141.21
Architectural / Civil, Elec., Mech., Structural Eng. Design- NOI by Owner	5.00%	\$27,137.37
Const. Management	5.00%	\$27,137.37
General Liability Insurance	1.25%	\$6,784.34
Sales Tax (Exempt)	0.00%	\$0.00
		<hr/>

TOTAL BUDGET ESTIMATE AMOUNT: \$542,747.46

Cost/SF \$20.10

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PROJECT NO: 2023-1888
 808 N. MAIN ST. BLDG. 303
 FORD COUNTY, KS 67801



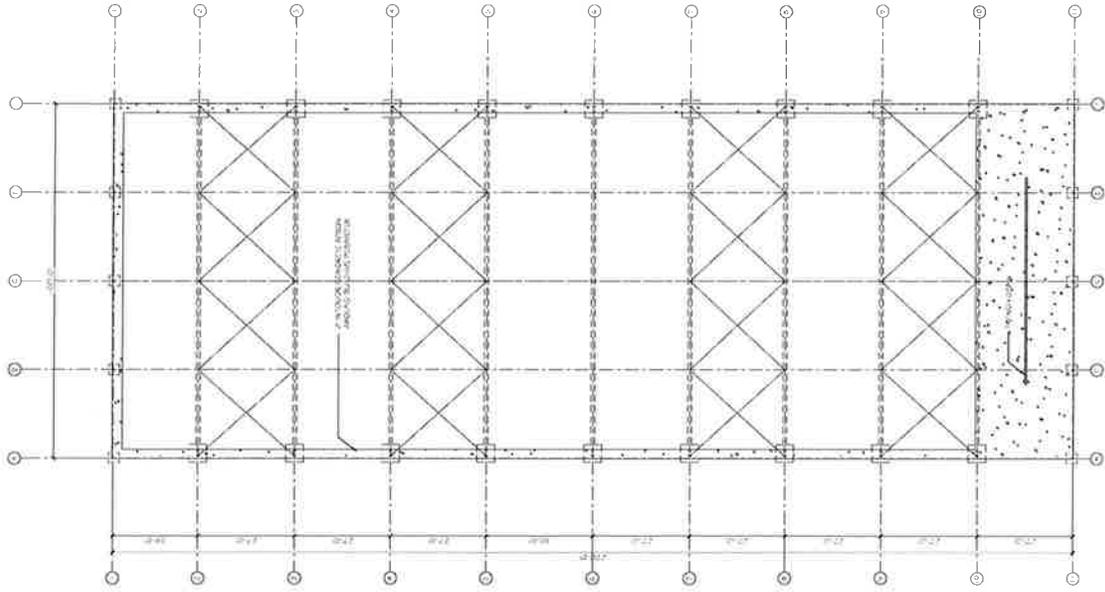
DATE: 11/16/23
 DRAWN BY: JAC
 CHECKED BY: JAC

A NEW BUILDING FOR
 FORD COUNTY, KS
 (DOOR C. 14, G. 87801)

PROJECT NO: 2023-1888
 808 N. MAIN ST. BLDG. 303
 FORD COUNTY, KS 67801

DATE: 11/16/23
 DRAWN BY: JAC
 CHECKED BY: JAC

PROJECT NO: 2023-1888
 808 N. MAIN ST. BLDG. 303
 FORD COUNTY, KS 67801



FLOOR PLAN BLDG #3
 SCALE: 1/16" = 1'-0"

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1000 N. GARDNER RD. SUITE 100
DODGE CITY, KS 67801

DATE: 11/21/14
DRAWN BY: SMC
CHECKED BY:

A NEW BUILDING FOR
FORD COUNTY, KS
DODGE CITY, KS 67801

ELEVATION

SCALE: 1/8" = 1'-0"
A2

