CALL TO ORDER

ROLL CALL

INVOCATION BY Assistant Pastor Raciel Quintana of First Methodist Church

PLEDGE OF ALLEGIANCE

PETITIONS & PROCLAMATIONS

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

Girl Scout Cookie Month Proclamation

National School Counseling Week Proclamation

CONSENT CALENDAR

1. Approval of City Commission Work Session Minutes, January 17, 2017;
2. Approval of City Commission Meeting Minutes, January 17; 2017;
3. Approval of City Commission Special Meeting Minutes, February 3, 2017;
4. Appropriation Ordinance No.3, February 6, 2017;
5. Cereal Malt Beverage License:
   a. Water Sports Campground, 500 Cherry St.
   b. Don Hector’s, 208 S. 2nd Avenue.

ORDINANCES & RESOLUTIONS

Resolution No. 2017-04: Approval of Commitment of City Funds for the US 50 & Fairway Drive Intersection Project. Report by Director of Engineering, Ray Slattery.

UNFINISHED BUSINESS
**NEW BUSINESS**

1. Approval of Bid for the 4th Avenue Reconstruction – Phase 2. Report by Tanner Rutschman, E.I. Civil Engineer.

2. Approval of Moderate Income Housing Program Grant Agreement. Report by Special Projects Coordinator, Mollea Wainscott.

3. Approval of Recommendations for Board & Commissions Appointments. Report by Director of Public Information, Jane Longmeyer.

4. Approval of Appointment of Members to Serve on the Dodge City/Ford County Board of Directors. Report by City Manager, Cherise Tieben.

**OTHER BUSINESS**

**EXECUTIVE SESSION**

Discussion of Non-Elected Personnel

**ADJOURNMENT**
Proclamation

WHEREAS, Girl Scouts, the pre-eminent organization for girls in the United States and around the world, has been an active part of the Dodge City community; and

WHEREAS, through the Girl Scout Cookie Program, girls learn about business, goal-setting, the value of teamwork and money management, all of which helps them become leaders who are confident in themselves and their abilities, use their knowledge to effect change in their lives and in the lives of those around them; and

WHEREAS, through the support of generous donors and annual product-sale activities, such as the Girl Scout Cookie Sale, the Girl Scout organization is able to offer quality programs on a year-round basis to girls in all racial, ethnic, cultural, religious and socioeconomic groups; and

WHEREAS, the City of Dodge City is committed to supporting the programs provided by the Girl Scouts of Kansas Heartland and encourages our communities to support Girl Scouting and its annual money-earning activity— the annual Girl Scout Cookie Sale.

NOW, THEREFORE, BE IT RESOLVED, that I, Rick Sowers, Mayor of the City of Dodge City, Kansas, do hereby proclaim February 2017 as

Girl Scout Cookie Month

and encourage all citizens to support the Annual Girl Scout Cookie Sale which begins February 11 and ends March 19, make an investment in the lives of girls and uphold the enterprising spirit of Girl Scouts to remain a self-sufficient organization.

In witness whereof I have hereunto set my hand and the seal of the City of Dodge City, Kansas.

__________________________
Rick Sowers, Mayor

Attest: ____________________
Nannette Pogue, City Clerk

Date: February 6, 2017
Proclamation
National School Counseling Week

WHEREAS, school counselors are employed in public and private schools to help students reach their full potential; and

WHEREAS, school counselors are actively committed to helping students explore their abilities, strengths, interests, and talents as these traits relate to career awareness and development; and

WHEREAS, school counselors help parents focus on ways to further the educational, personal and social growth of their children; and

WHEREAS, school counselors work with teachers and other educators to help students explore their potential and set realistic goals for themselves; and

WHEREAS, school counselors seek to identify and utilize community resources that can enhance and complement comprehensive school counseling programs and help students become productive members of society; and

WHEREAS, comprehensive developmental school counseling programs are considered an integral part of the educational process that enables all students to achieve success in school.

NOW, THEREFORE, BE IT RESOLVED that February 6-10, 2017 be declared as National School Counseling Week to recognize the dedicated work of school counselors to help their students succeed.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the great seal of the City of Dodge City to be affixed, this 6th day of February, 2017.

__________________________
Rick Sowers, Mayor

ATTEST

__________________________
Nannette Pogue, City Clerk
CITY COMMISSION WORK SESSION MINUTES
City Hall Commission Chambers
Tuesday, January 17, 2017
6:00 p.m.

ROLL CALL: Mayor Brian Delzeit, Commissioners, Jan Scoggins, Joyce Warshaw, Kent Smoll, Rick Sowers.

WORK SESSION

Ray Slattery Director of Engineering and Tanner Rutschman, Civil Engineer, reported on the Street Program for 2017.

ADJOURNMENT

________________________________________
Mayor

ATTEST:

________________________________________
Nannette Pogue, City Clerk
CITY COMMISSION MEETING MINUTES
City Hall Commission Chambers
Tuesday, January 17, 2017
7:00 p.m.
MEETING #5056

CALL TO ORDER

ROLL CALL: Mayor Rick Sowers, Commissioners Jan Scoggins, Brian Delzeit, Kent Smoll and Joyce Warshaw.

INVOCATION by Chaplain Shannon Sanchez of Fort Dodge Chapel

PLEDGE OF ALLEGIANCE

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).

Public Library Quarterly Report was given by Cathy Reeves, Librarian. Cathy thanked the City Commission for everything they have done for the library. Thanks, congratulations and a job well done was given to Cathy. This is her last report as she will be retiring on January 25.

CONSENT CALENDAR

1. Approval of City Commission Meeting Minutes, January 3, 2017;
2. Appropriation Ordinance No.2, January 17, 2017;
3. Cereal Malt Beverage License:
   a. Walgreens Store, 1800 N. 14th Avenue,
   b. Tacos Jalisco, 412 E. Wyatt Earp Blvd.,
   c. Taylor’s Roadhouse, 2305 W. Wyatt Earp Blvd.,
4. Approval of Lease Agreement for Dodge City Area Chamber of Commerce and Dodge City/Ford County Development Corporation at Depot Building;
5. Approval of Lease Agreement with SER at Hennessey Hall.

Commissioner Brian Delzeit moved to approve the Consent Calendar as presented. Commissioner Jan Scoggins seconded the motion. The motion carried unanimously.

ORDINANCES & RESOLUTIONS

Resolution No. 2017-01: A Resolution of the Governing Body of the City of Dodge City Authorizing an Agreement to Cooperate with Other Municipalities to form a Group-Funded Pool Entitled Bylaws and Interlocal Cooperation Agreement for the Kansas Municipal Insurance Trust was approved on a motion by Commissioner Brian Delzeit. Commissioner Jan Scoggins seconded the motion. The motion carried unanimously.
Resolution No. 2017-02: A Resolution Approving the ByLaws and Interlocal Cooperation Agreement for Midwest Public Risk Kansas was approved on a motion by Commissioner Brian Delzeit. Commissioner Joyce Warshaw seconded the motion. The motion carried unanimously.

Resolution No. 2017-03: A Resolution Approving the Sister City Agreement between the City of Dodge City, Kansas and the Town of Beit Jann, Israel was approved on a motion by Commissioner Kent Smoll. Commissioner Brian Delzeit seconded the motion. The motion carried unanimously.

NEW BUSINESS

1. Commissioner Jan Scoggins moved to approve the 2017 Street Program as presented. Commissioner Joyce Warshaw seconded the motion. The motion carried unanimously.

2. Commissioner Kent Smoll moved to approve the Final Plat for Candletree #8. Commissioner Jan Scoggins seconded the motion. The motion carried unanimously.

OTHER BUSINESS

City Manager, Cherise Tieben
- Commented on the ice storm that happened in the City over the weekend. Thank you to Victory Electric, Public Works, Park staff, Police and Fire for all of their continuous hard work. The generators were in place to keep the electricity on in the critical city areas. The City will continue to spend a significant time and dollars. The County is working on declaring the area a disaster for FEMA funding. Reiterate to all citizens to have patience as we work through this. Remind citizens that they can drop off their limbs at an area at the race track. Property owners can trim and take down their own trees, but if someone else does it, they will need to be a licensed arborist. On the city’s website are guidelines. There has been a tremendous effort by everyone.
- There will be 3 retirement celebrations on Friday, January 20: Sandie Masden from the Convention and Visitors Department from 4:00 to 6:00 at the Military Plaza commons area; Mike Rees, Developmental Services Department, from 4:00 – 7:00 at the Cowtown; and Cathy Reeves, Librarian, from 2:30 – 5:30 at the Library with the program at 4:00 p.m.
- Next Monday I will be attending the Southwest Kansas night with the legislators in Topeka.
- Introduced Mark Cowell, who will be covering the City Attorney duties while Brad is in Topeka.

Commissioner, Kent Smoll
- Thanked all of the City and County staff for all of their efforts with the storm damage. Wished Victory Electric a lot of success and thanked them for their efforts in restoring electricity.

Commissioner, Jan Scoggins
- Congratulated Cathy Reeves and thanked her for all of her years of service at the Library.
Thanked DCCC and the Salvation Army for serving the citizens during the storm and appreciated all of the long hours.

**Commissioner, Joyce Warshaw**
- Reiterated the other Commissioners comments and thanks for all of the workers during the storm.

**Commissioner, Brian Delzeit**
- Echoed the other Commissioners’ thanks for all of the hard work of Victory Electric, City and County crews and all others who were involved in the storm fall out.
- Asked citizens to be cognizant of where they are piling their limbs, so they do not block walking areas, especially around the schools.

**Mayor, Rick Sowers**
- Has been listening to the scanner quite a bit lately since his wife has been riding with the ambulance crews. He has a great deal of appreciation for shift workers and all of the hard work that goes on.
- City crews have worked a couple of days cleaning up the storm damage. If you see your neighbor needs assistance, please help them.

**ADJOURNMENT**

Commissioner Kent Smoll moved to adjourn the meeting. Commissioner Brian Delzeit seconded the motion. The motion carried unanimously.

________________________________
Mayor

ATTEST:

_______________________________
Nannette Pogue, City Clerk
CALL TO ORDER

ROLL CALL: Mayor Rick Sowers, Commissioners Jan Scoggins, Brian Delzeit, Kent Smoll and Joyce Warshaw

ROLL CALL

ORDINANCES & RESOLUTIONS

Ordinance No. 3650: An Ordinance of the Governing Body of the City of Dodge City, Kansas Adding Additional Property to the Existing Star Bond Project District within the City and Making Certain Findings in Conjunction Therewith and Approving an Amended Star Bond District Plan was approved on a motion by Commissioner Kent Smoll. The motion was seconded by Commissioner Brian Delzeit. The motion carried unanimously.

ADJOURNMENT

Commissioner Jan Scoggins moved to adjourn the meeting, seconded by Commissioner Joyce Warshaw. The motion carried unanimously.
INDIVIDUAL/SOLE PROPRIETOR  
APPLICATION FOR LICENSE TO SELL CEREAL MALT BEVERAGES  
(This form has been prepared by the Attorney General’s Office)  

☐ City or ☐ County of ____________________________  

SECTION 1 – LICENSE TYPE  
Check One: ☐ New License ☑ Renew License ☐ Special Event Permit  
Check One:  
☐ License to sell cereal malt beverages for consumption on the premises.  
☑ License to sell cereal malt beverages in original and unopened containers and not for consumption on the license premises.  

SECTION 2 – APPLICANT INFORMATION  
Kansas Sales Tax Registration Number (required): 004-480-906-593 F01  

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone No.</th>
<th>Date of Birth</th>
<th>Spouse Name</th>
<th>Phone No.</th>
<th>Date of Birth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Morgen Family - Patricia Brandenburg</td>
<td>620-227-8178</td>
<td>1-31-51</td>
<td>Eldon Brandenburg</td>
<td>620-227-8178</td>
<td>9-26-50</td>
</tr>
</tbody>
</table>

Residence Street Address: 2008 Boley Drive  
City: Dodge City, KS  
Zip Code: 67801  

Applicant Spousal Information:  
Name: Patricia Brandenburg  
Address: 2008 Boley Drive  
City: Dodge City, KS  
Zip Code: 67801  

SECTION 3 – LICENSED PREMISE  
Licensed Premise  
(Business Location or Location of Special Event)  

<table>
<thead>
<tr>
<th>DBA Name</th>
<th>Mailing Address</th>
<th>Mailing Address</th>
</tr>
</thead>
</table>
| Water Sports Campground | Name: Morgen Family  
Address: 2008 Boley Drive | City: Dodge City  
State: KS  
Zip: 67801 |

Business Location Address: 500 Cherry St  
City: Dodge City, KS  
Zip Code: 67801  
Business Phone No.: 620-225-8044  
Business Location Owner Name(s):  

SECTION 4 – APPLICANT QUALIFICATION  

I am a U.S. Citizen  
☐ Yes ☐ No  

I have been a resident of Kansas for at least one year prior to application.  
☐ Yes ☐ No  

I have resided within the state of Kansas for _____ years.  

I am at least 21 years old.  
☐ Yes ☐ No  

I have been a resident of this county for at least 6 months.  
☐ Yes ☐ No  

Within 2 years immediately preceding the date of this application, neither I nor my spouse has been convicted of, released from incarceration for or released from probation or parole for any of the following crimes:  
(1) Any felony; (2) a crime involving moral turpitude; (3) drunkenness; (4) driving a motor vehicle while under the influence of alcohol (DUI); or (5) violation of any state or federal intoxicating liquor law.  
☐ Yes ☑ No  

My spouse has previously held a CMB license.  
☑ Yes ☐ No  

My spouse has never been convicted of one of the crimes mentioned above while licensed.  
☐ Yes ☑ No  

AG CMB Individual Application (Rev. 6.21.11)  
Page 1 of 2
INDIVIDUAL/SOLE PROPRIETOR
APPLICATION FOR LICENSE TO SELL CEREAL MALT BEVERAGES
(This form has been prepared by the Attorney General’s Office)

☐ City or ☐ County of ____________________________

SECTION 1 – LICENSE TYPE
Check One: ☐ New License ☑ Renew License ☐ Special Event Permit
Check One:
☑ License to sell cereal malt beverages for consumption on the premises.
☐ License to sell cereal malt beverages in original and unopened containers and not for consumption on
the licenses premises.

SECTION 2 – APPLICANT INFORMATION
Kansas Sales Tax Registration Number (required):
Name: Jaclyn Acosta  Phone No: (620) 430-2313  Date of Birth: 11-11-89
Residence Street Address: 11647 Larat Way  City: Dodge City KS, 67801
Zip Code: ____________________________

Applicant Spousal Information:
Spouse Name: ____________________________ Phone No.: ____________________________ Date of Birth: ____________________________
Residence Street Address: ____________________________  City: ____________________________  Zip Code: ____________________________

SECTION 3 – LICENSED PREMISE
Licensed Premise
(Business Location or Location of Special Event)
DBA Name: DON Hector
Business Location Address: 208 South 2nd Avenue
City: Dodge City, KS 67801
Business Phone No: (620) 430-2313

Mailing Address
(If different from business address)
Name: ____________________________
Address: ____________________________
City: ____________________________  State: ____________________________  Zip: ____________________________

☐ I own the proposed business or special event location.
☐ I do not own the proposed business or event location.

SECTION 4 – APPLICANT QUALIFICATION
I am a U.S. Citizen
☑ Yes  ☐ No

I have been a resident of Kansas for at least one year prior to application.
☑ Yes  ☐ No

I have resided within the state of Kansas for _______ years.

I am at least 21 years old.
☑ Yes  ☐ No

I have been a resident of this county for at least 6 months.
☑ Yes  ☐ No

Within 2 years immediately preceding the date of this application, neither I nor my spouse has been convicted of, released from incarceration for or released from probation or parole for any of the following crimes:
1. Any felony; 2. a crime involving moral turpitude; 3. drunkenness; 4. driving a motor vehicle while under the influence of alcohol (DUI); or 5. violation of any state or federal intoxicating liquor law.
☐ Yes ☑ No

My spouse has previously held a CMB license.
☐ Yes  ☑ No

My spouse has never been convicted of one of the crimes mentioned above while licensed.
☐ Yes  ☑ No
Memorandum

To: City Manager
   City Commissioners
From: Ray Slattery,
      Director of Engineering
      Services
Date: February 1, 2017
Subject: Resolution 2017-04
Agenda Item: Ordinances and Resolutions

Recommendation: Approve Resolution 2017-04

Background: In May of 2014 the City applied for the construction of an intersection where US 50 and Fairway Dr. would intersect through the Geometric Improvement (GI) of City Connecting Links to KDOT. The previous 3 GI applications to KDOT for this intersection construction where denied. After some negotiations, KDOT awarded the project in later 2014 with a not to exceed funding from KDOT of $600,000. PEC was chosen to do the design. Design started in early 2015. On January 18, 2017 KDOT opened bids for this project. APAC Kansas Inc., Shears Division of Hutchinson, Ks. submitted the only bid of $1,064,419. The city is responsible for the cost of construction and construction engineering beyond KDOT’s Share of $600,000. Construction Inspection will be completed by PEC and KDOT Staff.

Justification: This Resolution will commit the City to fund the city’s portion of the cost of construction and construction engineering of the Intersection Project. Funds were budgeted in 2016 for this. Some additional funds will need to be bonded year to cover the shortage.

Financial Considerations: The Resolution will authorize KDOT to proceed with the project and commit city funds to pay $581,000 as shown on the KDOT invoice. This includes the City’s share of the construction and construction engineering cost. The City had bonded $750,000 for the design, construction and inspection of the project. The City had to also construct a portion of Fairway Dr. to meet the new intersection. The cost of this work was $251,215. The result is there is a shortage of $175,000.

Purpose/Mission: Provide for the Ongoing Improvements of the City's Street System. It also increases Safety to this part of town.

Legal Considerations: N/A

Attachments: Resolution 2017-04 and Invoice from KDOT.
RESOLUTION NO. 2017-04
AUTHORITY TO AWARD CONTRACT
COMMITMENT OF CITY FUNDS
January 20, 2017

2 Copies to City
Project Number: 29 KA-4047-01
City of Dodge City
Ford County

WHEREAS bids were received at Topeka, Kansas on 1/18/2017 for the performance of work covered by plans on the above numbered project, and

WHEREAS the bidder and the low bid or bids on work covered by this project were:

<table>
<thead>
<tr>
<th>CONTRACTOR</th>
<th>TYPE OF WORK</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>APAC KANSAS INC SHEARS DIVISION</td>
<td>Dodge City GI: US-50/Fairway Dr. intersection</td>
<td>$1,054,419.00</td>
</tr>
</tbody>
</table>

| PO BOX 1605                                     | HUTCHINSON, KS 67504-1605     |                 |

WHEREAS bids are considered satisfactory and have been recommended by the Secretary of Transportation of the State of Kansas, hereinafter referred to as the SECRETARY, for consideration and acceptance of the work on this project as covered by such bid or bids.

A combination of the bid plus an estimated $115,625 for construction engineering less $600,000 of Maximum State Funds = $581,000 matching City Funds.

BE IT FURTHER RESOLVED that City funds in the amount of $581,000 which are required for the matching of Maximum State Funds are hereby pledged by the City to be remitted to the Chief of Fiscal Services of the Department of Transportation of the State of Kansas on or before 3/9/2017 for use by the SECRETARY in making payments for construction work and engineering on the above designated project with final cost being determined upon completion and audit of the project.

The City certifies that no known or foreseeable legal impediments exist that would prohibit completion of the project and that the project complies with all applicable codes, standards and or/regulations required for completion.

Adopted this 6th day of February, 2017, at Dodge City, Kansas.

Recommended for Approval:

Ray Slattery
City Engineer

Attest:

(Seal)

City Clerk

City of Dodge City

Rick Sowers, Mayor

Revised 12/03
DOT FORM 1309
**INVOICE**
*Keep for your Records*
**Due On Or Before 3/9/2017**
**PRELIMINARY STATEMENT OF COST**
29 KA-4047-01

Dodge City GI: US-50/Fairway Dr. Intersection

<table>
<thead>
<tr>
<th>Construction and CE Breakdown</th>
<th>CE Breakdown</th>
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<tbody>
<tr>
<td>Actual Bid</td>
<td>$1,061,640</td>
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<tr>
<td>Water (for grading)</td>
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<tr>
<td><strong>Sub-Total Actual Bid Amount</strong></td>
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<td>LPA CE Contract</td>
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<td><strong>Sub-Total Construction and CE</strong></td>
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</tr>
<tr>
<td>State-aid Non-Participating Const. Costs</td>
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<tr>
<td>State-aid Non-Participating CE</td>
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<tr>
<td>PE Costs</td>
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<tr>
<td>Railroad Costs</td>
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<td>ROW Costs</td>
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<tr>
<td>Utility Costs</td>
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<td><strong>State Participating Project Costs</strong></td>
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<tr>
<td><strong>Total Project Costs</strong></td>
<td><strong>$1,180,044</strong></td>
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<table>
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<tr>
<th>State/City Participation Summary</th>
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<tr>
<td><strong>State Participating Project Costs</strong></td>
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<tr>
<td>Sub-Total State Part. of Project Costs or Max.</td>
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<tr>
<td>85% State Part. Of Project Costs</td>
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<tr>
<td>15% City Part. Of Project Costs</td>
<td>$105,882</td>
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<tr>
<td>100% City Funds Due to Max.</td>
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<tr>
<td>100% City Funds Due to Non-participating</td>
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<tr>
<td><strong>Total Project Costs</strong></td>
<td><strong>$1,180,044</strong></td>
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<table>
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<tr>
<th>Totals</th>
<th>City Funds</th>
<th>State Funds</th>
<th>Total Funds</th>
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<tr>
<td>State Non-Participating Construction</td>
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<td>-</td>
<td>$2,001</td>
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<tr>
<td>State Non-Participating CE</td>
<td>$217</td>
<td>-</td>
<td>$217</td>
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<tr>
<td>85% State Part. Of Project Costs</td>
<td>-</td>
<td>$600,000</td>
<td>$600,000</td>
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<tr>
<td>15% City Part. Of Project Costs</td>
<td>$105,882</td>
<td>-</td>
<td>$105,882</td>
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<tr>
<td>100% City Funds Due to Max.</td>
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<td>-</td>
<td>$471,943</td>
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<td><strong>Total</strong></td>
<td><strong>$580,044</strong></td>
<td>$600,000</td>
<td><strong>$1,180,044</strong></td>
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</tbody>
</table>

Amount to Bill City (Rounded up) | **$581,000**

**Key**
- KDOT - Kansas Department of Transportation
- LPA - Local Public Authority
- CE - Construction Engineering (Inspection)
- Const. - Construction
Memorandum

To: City Manager
City Commissioners

From: Tanner Rutschman, E.I.
Civil Engineer

Date: February 6, 2017

Subject: 4th Ave. Reconstruction – Phase 2
(Water Park Entrance to Maple St.) ST 1507

Agenda Item: New Business

Recommendation: Approve the bid from Building Solutions, LLC. to reconstruct 4th Avenue from the Water Park Entrance to Vacated Maple St. The Engineer’s Estimate for this reconstruction project was $145,977.50 and the low bid for the project was $98,939.75. The amount of $150,000.00 was budgeted for this project from previously acquired GOB funds.

Background: With the construction of the Long Branch Lagoon and all the other development in the area, this street section is in need of reconstruction in order to tie into the new construction. This project is Phase 2 of the 4th Ave. Reconstruction. The first phase included the construction of the new water park table top entrance and the asphalt overlay to the south. This project will add 17 angle parking stalls on 4th Ave. just north of the Long Branch Lagoon where additional parking is needed as well as sidewalks.

Justification: This road is surrounded by new pavement and will be required to accommodate storm drainage with the removal of the vacated Maple St. pavement. The improvement to this road section will help complete the transformation of the development district as a whole.

Financial Considerations: This project will be funded through previously acquired General Obligation Bonds.

Purpose/Mission: The completion of this project would align with the City’s core value of ongoing improvement.

Legal Considerations: By approving the bid from Building Solutions, LLC, the City will enter into a contract with Building Solutions, LLC, and be responsible to make payments to Building Solutions, LLC.

Attachments: Bid Tabulation which includes all the bidders for the project along with the Engineer’s Estimate
## CITY OF DODGE CITY, KANSAS
### BID TABULATION

**PROJECT:** South 4th Ave Reconstruction - Phase 2  
**PROJECT #:** ST 1597  
**BID DATE:** 01/31/17

### ENGINEER'S ESTIMATE

<table>
<thead>
<tr>
<th>ITEM</th>
<th>DESCRIPTION</th>
<th>UNIT</th>
<th>QTY</th>
<th>UNIT PRICE</th>
<th>AMOUNT</th>
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<tbody>
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<td>Mobilization</td>
<td>L.S.</td>
<td>1</td>
<td>$15,000.00</td>
<td>$15,000.00</td>
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<td>2</td>
<td>Construction Staking</td>
<td>L.S.</td>
<td>1</td>
<td>$17,500.00</td>
<td>$17,500.00</td>
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<tr>
<td>3</td>
<td>Clearing &amp; Grubbing</td>
<td>L.S.</td>
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<td>$19,000.00</td>
<td>$19,000.00</td>
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<tr>
<td>4</td>
<td>Unclassified Excavation (Includes Pavement Removal)</td>
<td>S.Y.</td>
<td>840</td>
<td>$20.00</td>
<td>$16,800.00</td>
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<td>5</td>
<td>Removal of Existing Structures</td>
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<td>$2,500.00</td>
<td>$2,500.00</td>
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<tr>
<td>6</td>
<td>Sub-Grade Repair</td>
<td>C.Y.</td>
<td>25</td>
<td>$40.00</td>
<td>$1,000.00</td>
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<tr>
<td>7</td>
<td>Embankment (VRF = 1.15)</td>
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<td>50</td>
<td>$40.00</td>
<td>$2,000.00</td>
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<td>8</td>
<td>6&quot; Sub-Grade Compaction</td>
<td>S.Y.</td>
<td>1005</td>
<td>$2.50</td>
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<td>Type-22 Curb Inlet Top, 6 x 6&quot;</td>
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<td>2</td>
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**TOTAL:** $145,977.50

### LOW BIDDER

| CONTRACTOR: Building Solutions, LLC  
| ADDRESS: 1106 Saddle Rd.  
| CITY: Dodge City  
| STATE: Kansas  
| ZIP: 67801 |

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**TOTAL:** $98,939.75

### CONTRACTOR: A-1 Concrete & Construction  
| ADDRESS: 105 East Ave. A  
| CITY: Spearville  
| STATE: Kansas  
| ZIP: 67876 |

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**TOTAL:** $139,238.00

### CONTRACTOR: APAC Kansas Inc, Shears Div.  
| ADDRESS: 11888 S, 56 Bypass  
| CITY: Dodge City  
| STATE: Kansas  
| ZIP: 67801 |

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**TOTAL:** $139,914.50

**BID SECURITY:** 5%  
**START DATE:** 4/3/17  
**BID SECURITY:** 5%  
**START DATE:** 4/5/17  
**BID SECURITY:** 5%  
**START DATE:** 4/3/17
Memorandum

To: City Manager
   City Commissioners
From: Mollea Wainscott
       Special Projects Coordinator
Date: 1/31/17
Subject: MIH Grant Agreement
Agenda Item: New Business

Recommendation: Staff recommends the approval of the Moderate Income Housing Program Grant Agreement.

Background: The City of Dodge City submitted an application for the Moderate Income Housing grant through the Kansas Housing Resource Corporation for the Abandoned Housing Program. Our application was approved by KHRC for One Hundred Thousand Dollars ($100,000). The funds will be used to build a new home on Mulberry Circle in partnership with the Dodge City Community College Building Trades Programs. Once complete the home will be sold to a moderate-income citizen with the proceeds of the sale going to the Community Housing Association of Dodge City.

Justification: Housing continues to be a constant challenge in the Dodge City area. The Abandoned Housing Program has been successful in creating new housing and rehabilitating vacant housing throughout Dodge City.

Financial Considerations: None at this time for the City. This is a pass thru and CHAD will provide the remainder of funds needed to complete the build.

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

Legal Considerations: None

Attachments: Grant Agreement
GRANT AGREEMENT

THIS GRANT AGREEMENT ("Agreement") is made by and between the City of Dodge City, Kansas, ("Grantee"), PO Box 880 Dodge City, Kansas 67801 and Kansas Housing Resources Corporation, 611 South Kansas Avenue, Suite 300, Topeka, Kansas 66603 ("KHRC") this 4th day of January 2017.

WHEREAS, KHRC is a public corporation that administers Federal and State housing programs, as well as the State Housing Trust Fund ("SHTF") which is used for funding housing programs and services.

WHEREAS, the Kansas Legislature passed and the Governor signed House Substitute for SENATE BILL No. 112 ("Bill") which provided $2 million for the State Housing Trust Fund ("SHTF") to be used for the purpose of loans or grants to cities or counties for infrastructure or housing development in rural areas ("Eligible Activities").

WHEREAS, utilizing the funds provided under the Bill, KHRC issued a Kansas Moderate Income Housing ("MIH") Request for Proposal ("RFP") on June 1, 2016.

WHEREAS, Grantee requested MIH funds for proposed eligible activities by an application submitted on or about October 14, 2016 which is hereby incorporated by reference herein ("Application"), and which commitments and representations contained therein expressly remain a continuing obligation and responsibility of Grantee;

WHEREAS, KHRC's Loans and Grants Committee approved a grant totaling $100,000 for Grantee's proposed eligible activities at its December 21, 2016 meeting;

NOW THEREFORE, the parties do mutually agree as follows:

1. **Grant Funds.** KHRC hereby grants Grantee up to $100,000 ("Funds") for Eligible Activities.

2. **Use of Grant Funds.** Grantee shall use the MIH Funds solely on the Eligible Activities proposed in Grantee's Application and approved by KHRC, and in accordance with the following allocation:

   a. Construction of one (1) single family home on a vacant lot located at 1521 Mulberry Circle, Dodge City, Kansas in a partnership with the Dodge City Community College building trades program with the proceeds of the sale of the home being placed in the Abandoned Housing program fund managed by the Community Housing Association of Dodge City (CHAD) to be used for construction of additional homes or the rehabilitation of single family homes as the association identifies them and sees fit.
b. Construction shall begin by June 1, 2017 and be completed no later than June 1, 2018, unless a change is approved by KHRC.

3. **Leverage Commitment.** In addition to the Funds provided by KHRC, Grantee shall provide leveraged funds in accordance with its representations in its Application towards the costs of the Eligible Activities.

4. **Disbursement of Grant Funds.** Grantee commits to use its usual procurement processes for bidding out each portion of the approved Eligible Activities. As development costs are incurred, Grantee may make a lump sum or partial payment request from KHRC, providing documentation of such costs, as well as evidence that the leverage commitment in Grantee’s Application is being used in the funded Eligible Activities. Requests for payment shall be accompanied by supporting documentation and made to the attention of Fred Bentley or James R. Behan, who may be reached as follows:

Fred Bentley, Director of Rental Development  
E-mail: fbentley@kshousingcorp.org  
Phone: 785-217-2029

James R. Behan, Director of Operations  
E-mail: jrnehan@kshousingcorp.org  
Phone: 785-217-2009

KHRC reserves the right to request additional documentation prior to disbursement of MIH Funds.

5. **Compliance with Regulations.** Grantee shall ensure compliance with all MIH rules and restrictions, as stated in the Bill and the MIH RFP, as well as other governing laws, including the accessibility requirements of KSA 58-1401 et seq. and the 2006 International Energy Conservation Code or Energy Star Program. If Grantee is using the Funds for single family housing development or assistance, Grantee shall also enact and monitor a recapture provision as explained in the RFP. Prior to making any modifications to the approved Eligible Activities from Grantee’s funding Application, Grantee commits to obtain written approval from KHRC.

6. **Program Income.** Grantee commits to use any income derived from or generated by the approved Eligible Activities, regardless of when the income is received, solely for housing purposes in accordance with the RFP.

7. **Reporting.** Beginning with the first business day of the month following the award being made to an applicant and each month thereafter, the awardee shall submit in writing monthly status reports to KHRC until the entire project is completed and all funds have been expended. The status report should detail
the use of funds to date, along with a self-assessment comparing that use with
the recipient’s proposed use from its original application to KHRC. The status
report should include an evaluation of the housing activities to date as well as the
status of construction and the nature and reasons for any changes in the
activities. A monthly status report should be filed even if there has been no
progress or activity from the previous month.

When the project has been completed and all funds have been expended,
awardees shall provide KHRC a final accounting of funds verified by an
independent auditor, including the use of any income generated from the housing
activities within 60 days of project completion.

8. Compliance Monitoring. When MIH funds are used in the development of rental
housing, either directly or indirectly, it shall be required that tenants be initially
qualified with gross incomes within the established MIH ranges as outlined in the
RFP. Generally, the housing tax credit qualification procedures will be used to
certify tenants and verify incomes but will use the higher MIH ranges. Tenants
need not be recertified once they are initially qualified. This process will be used
for the first five years following project completion whenever a new tenant enters
the property. At the end of the fifth year, there shall be no further qualification
procedures.

When MIH funding is used for home ownership opportunities, either directly or
indirectly, an initial certification using the housing tax credit procedures will be
required when the home is purchased. There will be no certification required for
subsequent purchasers of the home when the first purchaser was qualified under
the MIH guidelines. However, KHRC will require that the city or county receiving
funding for home ownership purposes shall record a deed restriction on the
property limiting the profit that can be achieved whenever such home is sold
within a ten-year period of its initial occupancy. The restriction shall require a
decreasing refund of any profit payable to the city or county in increments of 10
percent annually. If a home is sold within one year of its initial occupancy, 100
percent of the profit earned from such sale shall be paid to the city or county.
This percentage shall decline 10 percent each year so that in the tenth year, if
the home is sold, 10 percent of the profit shall be returned to the city or county.
At the end of the tenth year of occupancy, the deed restriction shall be lifted and
there shall be no restriction on the profit achieved by the sale of the home.

9. Noncompliance. Noncompliance with the MIH RFP, this Agreement, or other
reasonable requirements of KHRC, shall result in penalties including but not
limited to recapture of Funds and/or loss of eligibility for future funds.

10. Rescission/Unavailability of Funds. Grantee understands that the MIH RFP
and Grantee’s award is funded in whole or in part by State of Kansas funds
provided through the Bill. In the event the State funds supporting this
Agreement become unavailable, are reduced, or rescinded, KHRC may
terminate or amend this Agreement without penalty and will not be obligated to pay the Grantee from any other sources, including KHRC, SHTF, or State of Kansas monies.

11. Miscellaneous. The descriptive headings of this Agreement are for convenience only and shall not be deemed to affect the meaning of any provision. This Agreement may be modified only by the mutual written agreement of the parties. If any provision of this Agreement is determined by a court of competent jurisdiction to be invalid or unenforceable to any extent, the remainder of this Agreement shall not be affected and each provision of this Agreement shall be enforced to the fullest extent permitted by law. The failure of KHRC to exercise any of its rights or responsibilities under the Bill or this Agreement shall not constitute a waiver of the right to exercise the same or any other option at any subsequent time in respect to the same or any other event. This Agreement constitutes the entire agreement of the parties and supersedes all other prior written or oral contracts between the parties with respect to the subject matter hereof.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed by their duly authorized official or officers on the date first indicated.

GRANTEE: CITY OF DODGE CITY, KANSAS

By: ________________________________

Date: ________________________________

KANSAS HOUSING RESOURCES CORPORATION

By: ________________________________

DENNIS L. MESA, EXECUTIVE DIRECTOR

Date: ________________________________
Memorandum

To: City Commission
CC: City Manager Cherise Tieben
From: Jane Longmeyer, Director of Public Information
Date: 2/27/2016
Re: Board and Commission Appointments

The process of soliciting interested citizens to fill the expired/vacant positions on the city-appointed boards and commissions ended on January 30, 2017. Staff has reviewed the applications and supports the following Mayor’s recommendations to the City Commission for appointment:

Airport Advisory Board – Dan Cammack, Kerry Zimmerman.

Building Board of Appeals – Alex Chavez, Esteban Gallegos, Ryan Scott, Leonard Bockelman

Convention & Visitors Bureau – Hospitality Kim Cunningham; At-large Hayes Kelman.

Cultural Relations Advisory Board – Greta Clark, Mary Marquez, Oliver Bland

Dodge City Planning Commission – Bill Pennington, Tom Taylor.

Golf Advisory Board – Rick Shirley

Historic Landmark Commission – Terry Lee, Kathie Bell

Housing Authority Board – Mollea Wainscott

Library Board – Hazel Mead, Pat McLaughlin

Recycling Advisory Board – Luke Schulte, Ron Hamm, Kennedy St. George

Santa Fe Trail Community Corrections – Peggy Cecil, Leslie Lima

Shade Tree Commission – Lyle Smith
Memorandum

To: City Commissioners
From: Cherise Tieben
Date: January 29, 2017
Subject: Commission Appointments
Agenda Item: New Business

Recommendation: The Commission should appoint two members of the Commission to serve on the Dodge City/Ford County Development Corporations Board of Directors.

Background: The bylaws of the Development Corporation provide for two Commissioners to be appointed annually to the Development Corporations Board. The Board meets on the third Thursday in the months of March, June, September and November at noon.

Justification: Due to the financial contribution provided by the City of Dodge City and the coordinated effort necessary to adequately address economic development efforts, the Commission is afforded the opportunity to be represented by two voting members of the Board.

Financial Considerations: None at this time.

Purpose/Mission: Together we value progress, growth and new possibilities by providing and preparing for the community’s future.

Legal Considerations: None.