

*Community Facilities Advisory Board Minutes  
City Hall, Commission Chambers  
Tuesday, September 18, 2012*

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*City Commission Chambers  
6:30 p.m.*

**WELCOME:** Jim Lembright

**ROLL CALL:** Jim Lembright, Justin Banning, Ed Elam, Rick Sowers, Dr. Perak, Inga Vasquez, Terry Williams, Tom Stanley, Ken Strobel, City Manager and Melissa McCoy, Staff

**Southwest Sports Association Report:**

Ed Kimminau, with the Southwest Sports Association gave a report about the baseball and softball tournaments held during 2012 season. Kimminau stated that he contributes much of the success of the summer tournaments to the Parks and Recreation Staff who did a wonderful job maintaining the fields and providing support. He went on to thank CFAB and the Joint Commissions for their role in establishing some of the best facilities in the State.

During the 2012 season, 76 different teams played baseball or softball in Dodge City at the various tournaments. These teams came from all over the state of Kansas as well as Oklahoma and Texas. In addition, to Kimminau's report; Gary Turner reviewed the 2012 Profit & Loss Statement for the Southwest Sports Association. Turner also shared that the estimated number of hotel rooms generated for the 2012 season was 2,614. He also stated that this number is directly related to the teams and their players and may not include additional family members and friends attending the tournament.

Glenn Kerbs completed the report by sharing information about the success of the Dodge City A's. Kerbs explained that the A's is a collegiate team and that their partnership with the Southwest Sports Association allows them to grow and exist. This year the Dodge City A's team finished seventh at the NBC World Series that was held in Wichita, KS. Kerbs added that the Dodge City A's had a total of 36 players during the 2012 Season and 23 host families provided lodging and for them. Dodge City Parks and Recreation also received praise from the Dodge City A's for the great that they provided.

During the presentation there was also interest expressed in Wayfinding signage to direct spectators and teams to Legends Park. City Staff member, Melissa McCoy will talk with the Wayfinding signage committee about incorporating these signs.

**At Risk Entertainment Package:**

City Manager, Ken Strobel shared a proposal for a Risk Entertainment Package for the United Wireless Arena. Strobel explained that the fund would be used to help bring in more quality

concerts and events to the arena. He added that in theory the Risk Entertainment Package would function as a revolving loan fund. Strobel went on to say that there would need to be guidelines established for the use of the fund. It was suggested that a percentage of the profits from successful shows be utilized to replenish the fund on an ongoing basis.

After some discussion, Justin Banning made a motion to recommend that the Joint Commissions move forward with the Risk Entertainment Package. Tom Stanley seconded the motion and it passed unanimously.

**Depot Maintenance Bids:**

Paul Lewis, Director of Dodge City Parks and Recreation reported that on August 23rd, bids were opened for three separate contracts for repairs to the Santa Fe Depot. Project A and B was to repair stone work and re-point masonry as necessary (A for the entire building and B for the south and west elevations only.) Project C and D was to repair and repaint windows and doors and repaint soffits and downspouts again with C encompassing the entire building and D for only the south and west faces. Finally, project E was to repair damaged plaster on interior walls of the facility.

Two bids were received for Project A and B. Mid-Continental was the low bid and complied fully with the scope of the project. Their bid included raking out all of the mortar on the stone course and replacing it with a rounded bead similar to the original installation. Lewis explained that they will also rake and re-point brick mortar as necessary around the building. Mid-Continental has good references for historical restoration work and they are a contractor that has worked on the building previously and have produced good quality work.

Two bids were also received for the project that would repair the windows and doors and re-paint soffits. However there were issues with both bids, one bid failed to include an addendum that split the project into segments and was also considerably more expensive than expected. The other bid did not include painting soffits or a contingency number that contractors were asked to include in their bids. Therefore, Lewis explained that staff recommends that bids for project C and D be rejected and the work bid again in the spring. The architect has offered to provide his services again for a rebid at no additional expense. Only one bid was received for the interior plaster work. Both staff and the architect felt it was high and recommend it be rejected. Lewis added that other options will be explored to facilitate that work.

Lewis shared with the board that completion of this work was essential for the long term sustainability of the building. Presently, the stone course around the base of the building is deteriorating and allowing moisture into the wall spaces that is causing the plaster problems inside. That moisture is also causing the stone to flake away and will ultimately fail without these preventive measures. The re-pointing of the brick is also necessary to prevent moisture intrusion into the building.

These projects have been submitted to the Tourism Task Force for their approval and they are recommending the project to the CFAB for their recommendation and to the City Commission for approval.

Lewis commented that the bid for the mortar and stone work was less than the initial estimate for the project. Funds are budgeted in the Tourism Task Force budget allocated from the organizational funding from Why Not Dodge sales tax.

Lewis added that because the Depot is listed on the state Historical Register, maintenance work qualifies for tax credits issued by the State of Kansas. Those credits equal 25% of eligible project costs. In this instance the City will receive approximately \$33,665 in credits once the project is complete. Those credits will be offered for sale to businesses and individuals and the income received will offset the contract amount. Ultimately the net project cost will be closer to \$105,000 after the sale of tax credits.

A motion was made by Justin Banning to recommend the bid from Mid-Continental Restoration for approval by the City Commission. Dr. Perak seconded the motion and the motion passed unanimously.

**Other:**

City Manager Ken Strobel stated that the Joint Commissions have been meeting to review the Inter-local agreement. He added that the sales tax to date is doing extremely well. Ed Elam asked if it would be possible to receive a revised copy of Sales Tax Spreadsheet.

**Next Meeting:** The next CFAB meeting will be held in October, City Staff member Melissa McCoy will contact CFAB Members about the date.

**ADJOURNMENT:**

Justin Banning moved to adjourn the meeting. Jim Lembright seconded the motion. The motion passed unanimously.