



SPECIAL MEETING

CITY OF HESSTON AGENDA

Monday, September 28, 2020

Council Chamber/Municipal Court Building
110 E. Smith Street

Join Zoom Meeting:

<https://us02web.zoom.us/j/88022487756>

Present

David Kauffman, Mayor _____
Brad Unruh, City Council _____
Jason Jones, City Council _____
Larry Fuqua, City Council _____
Clare Moore, City Council _____
Susan Swartzendruber, City Council _____

Others Present

1. _____
2. _____
3. _____
4. _____
5. _____

Gary Emry, City Administrator _____
Jason Thrasher, City Clerk _____

1. Call to Order - 6:00pm
2. Proposal Interview: Landmark Commercial Real Estate, LLC - Family Dollar
3. Adjourn Meeting

June 5, 2020

City of Hesston
115 E. Smith
Hesston, KS

RE: Proposal to Purchase 246 S. Range, Hesston, KS

Dear Council:

We hope this Letter finds favor with you and, if acceptable, we will work to negotiate a mutually agreeable Purchase Agreement. The basic terms of the Purchase Agreement are described below.

Property: 246 S. Ridge Road, Hesston, KS (the "Property"):

Price: **\$125,000.00**

Intended Use: Landmark Commercial Real Estate, Inc. intends to Purchase the property to build and develop a 9,000 - 10,000 sq. ft. retail building to be leased by Family Dollar, Inc.

Site Plan: Proposed plan shown in Exhibit "A" attached herewith.

**Rendering/
Building Materials:** All four sides of the exterior of the building shall be approximately 20% split faced block or brick and 80% EIFS, examples attached herewith in Exhibit "B". Roof will be a standing-seam metal roof and the parking lot will be concrete.

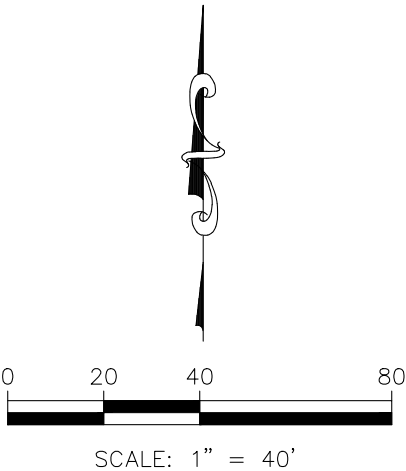
Tax Abatement: 10 years declining schedule

Food/Grocery: Exhibit "C"

Sincerely,

Brad Saville, CCIM
Landmark Commercial Real Estate, Inc.

EXHIBIT "A"



THIS SKETCH DOES NOT CONSTITUTE A SURVEY. KAW VALLEY ENGINEERING DOES NOT WARRANT THE ACCURACY OF THE INFORMATION SHOWN HEREON. SKETCH IS PERFORMED BASED ON INFORMATION AVAILABLE ON COUNTY GIS.

Hesston Rd

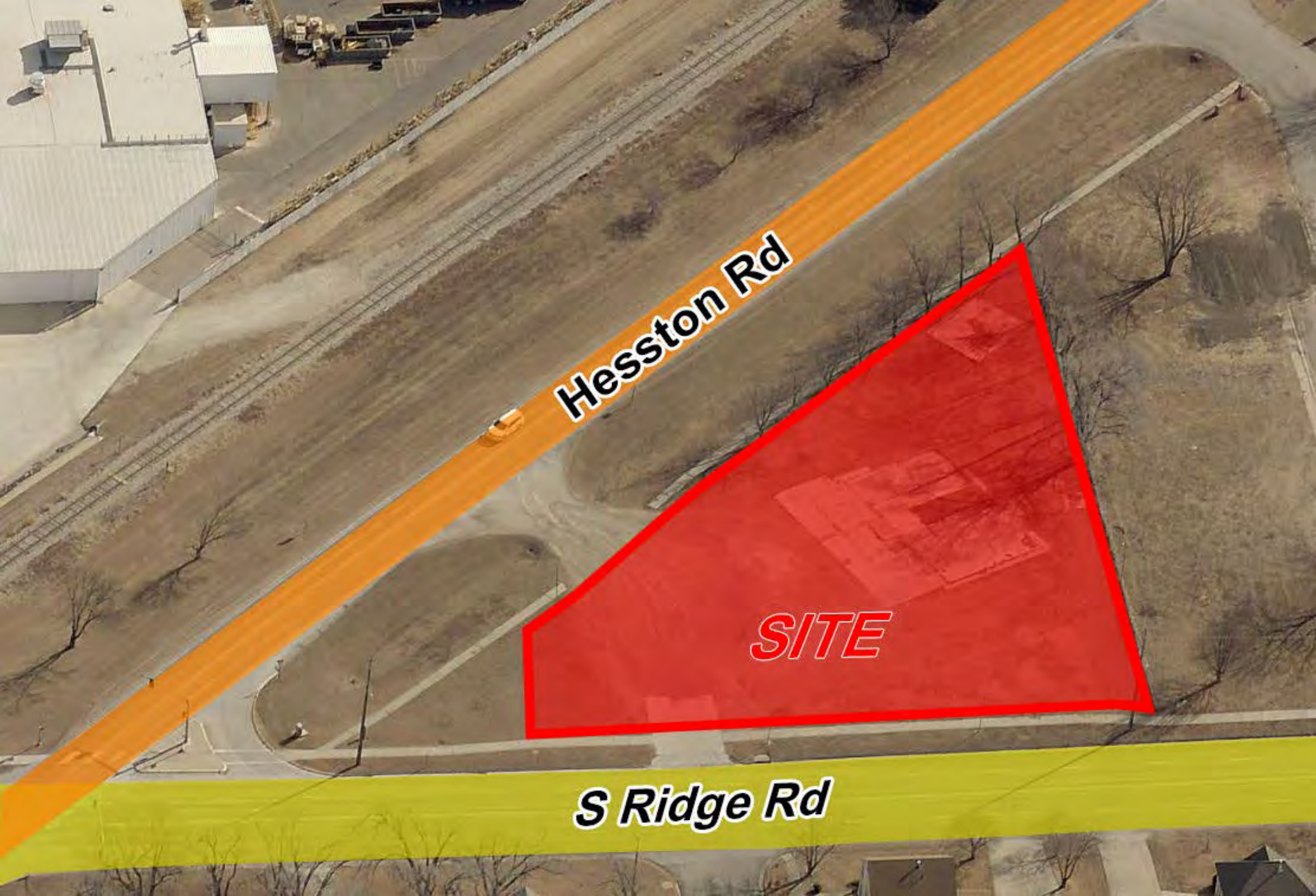
The image is an aerial photograph of a commercial property. A red line outlines a triangular-shaped lot. An orange road, labeled 'Hesston Rd', runs diagonally from the top left towards the bottom right, passing along the left side of the red-outlined lot. A yellow road, labeled 'S Ridge Rd', runs horizontally across the bottom of the image. Inside the red-outlined lot, there are two teal rectangular areas representing parking stalls. A larger teal rectangular area is located just outside the red boundary, to the right of the lot. The text 'FAMILY DOLLAR' is written in a stylized font, with 'FAMILY' in red and 'DOLLAR' in orange. Below it, the text '9,180 S.F. Building (102'x90\')' is written in black. The background shows a mix of dry grass, some trees, and industrial buildings in the top left corner.

27 Parking Stalls



9,180 S.F. Building
(102'x90')

S Ridge Rd



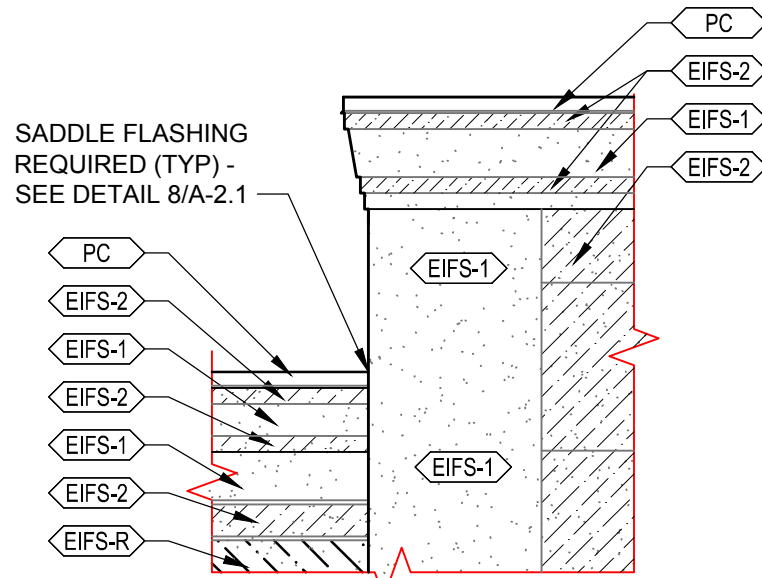
Hesston Rd

SITE

S Ridge Rd

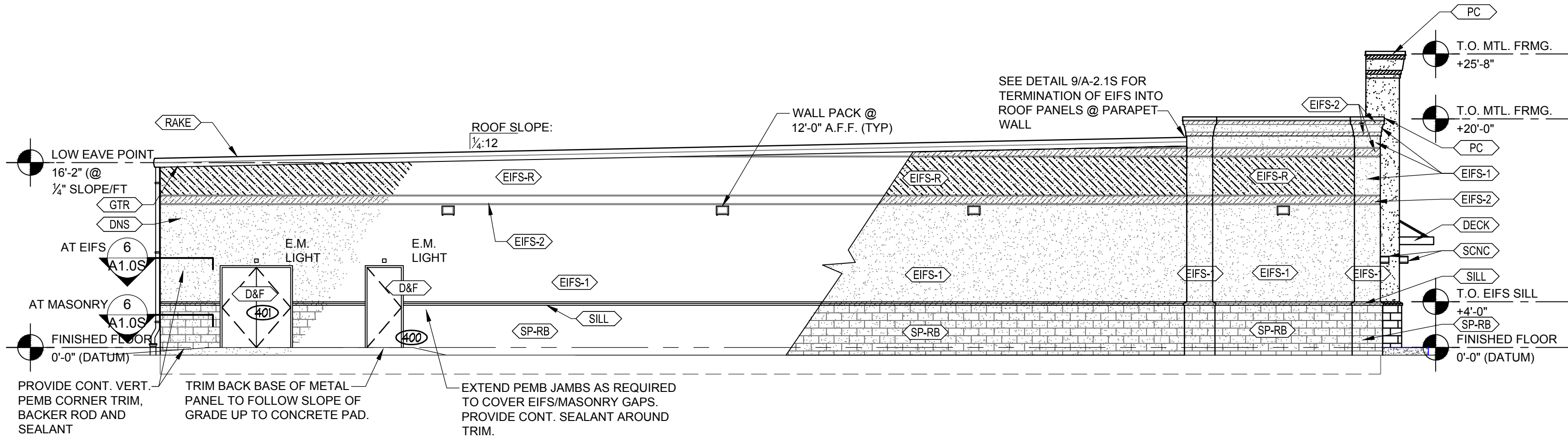
EXHIBIT "B"

THE ARCHITECT AND ENGINEERS DO NOT DEFINE THE SCOPE OF THE INDIVIDUAL TRADES. SUBCONTRACTORS, MATERIAL SUPPLIERS OR VENDORS, ANY SHEET NUMBERING SYSTEM USED WHICH IDENTIFIES DISCIPLINES ARE SOLELY TO SEPARATE THE ARCHITECTS AND ENGINEERS SCOPE. IT DOES NOT DEFINE A SUBCONTRACTOR'S SCOPE OF WORK. NO CONSIDERATION WILL BE GIVEN TO REQUESTS FOR CHANGE ORDERS FOR FAILURE TO OBTAIN AND REVIEW THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS.

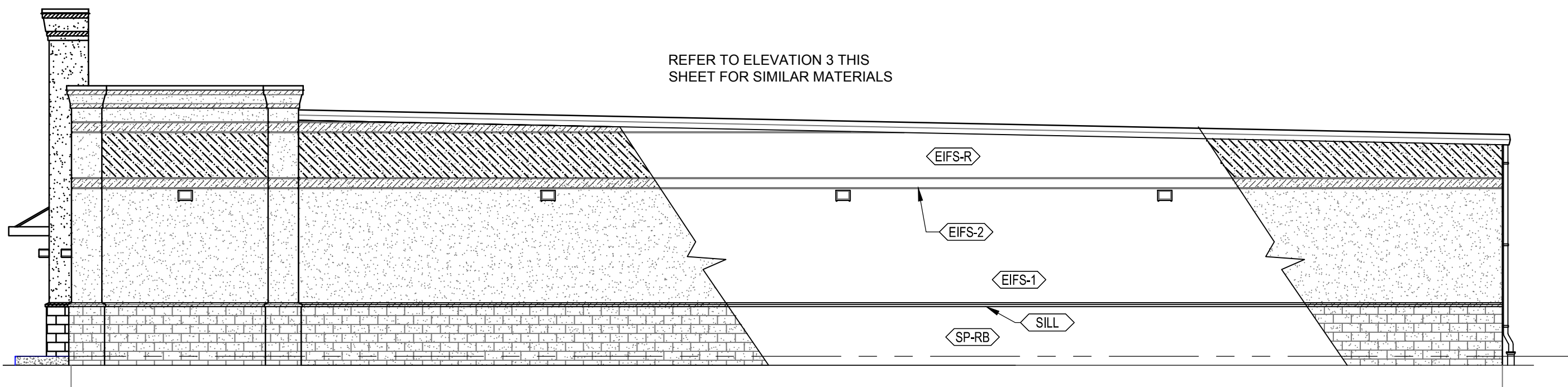


5 ENLARGED ELEVATION
SCALE: 1/4"=1'-0"

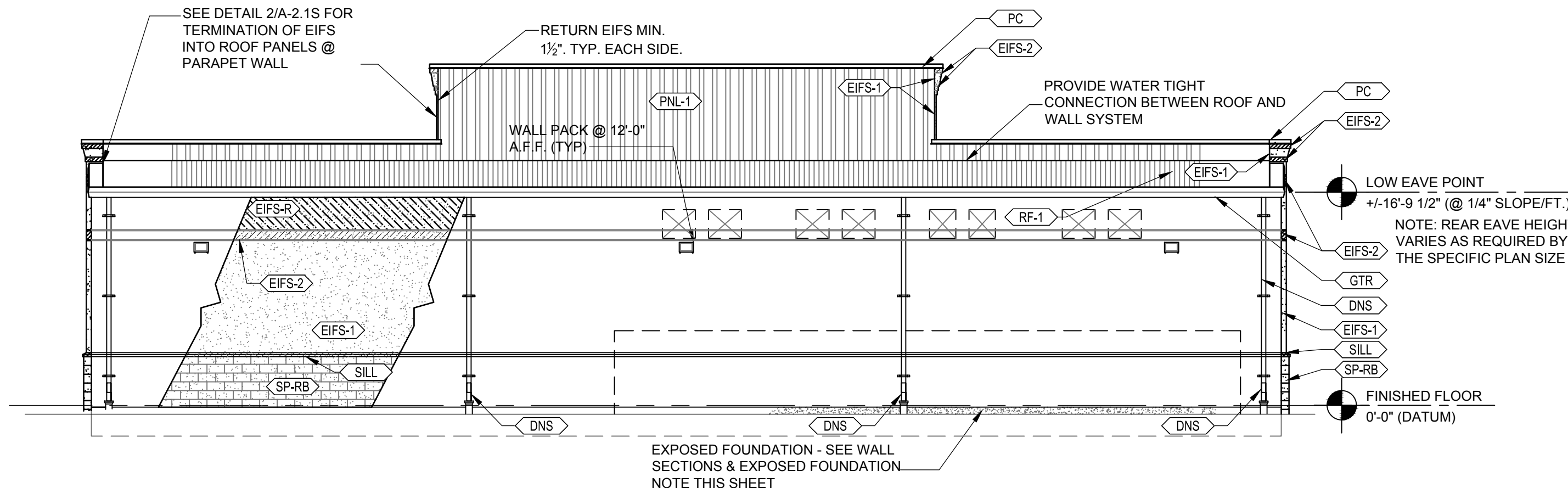
| ELEVATION LEGEND | | | |
|------------------|---|---|--|
| KEYNOTE | HATCH | DESCRIPTION | COLOR |
| <SP-RB> | | SPLIT FACED CMU VENEER - RUNNING BOND | SHERWIN WILLIAMS - 'VIRTUAL TAUPE' - SW7039 |
| <EIFS-1> | | EIFS - COLOR 1 (FINISH - PRODUCT STO 310) | STO 'SANDSTONE' 93860 (NA10-0052) |
| <EIFS-2> | | EIFS - COLOR 2 (FINISH - PRODUCT STO 310) | STO 'SMOKED PUTTY' 93240 (NA10-0053) |
| <EIFS-R> | | EIFS - ACCENT COLOR (FINISH - PRODUCT STOLIT 130D) | BENJAMIN MOORE 'SAFETY RED' |
| <PNL 1> | | 1 1/8" 26 GAUGE MBCI AVP METAL WALL PANEL (PROVIDED BY METAL BUILDING MANF.) | MBCI SIGNATURE 200 - 'LIGHT STONE' |
| <RF-1> | | 3"-24 GAUGE DOUBLE LOK GALVALUME METAL ROOF SYSTEM | SOLAR WHITE |
| <SILL> | | 3 3/8" x 3 5/8" EIFS SILL W/ BEVEL - SEE DETAIL 7/A-2.1S | STO 'SMOKED PUTTY' 93240 (NA10-0053) |
| <RAKE> | | SCULPTURED RAKE TRIM (PROVIDED BY METAL BUILDING MANF.) | MBCI SIGNATURE 200 - 'LIGHT STONE' |
| <PC> | N/A | 24 GAUGE KYNAR COATED METAL COPING (PROVIDED BY METAL BUILDING MANF.) | BENJAMIN MOORE 'SAFETY RED' |
| <DNS> | N/A | GALVANIZED METAL DOWNSPOUT (SIZED & PROVIDED BY METAL BUILDING MANF.) | MBCI SIGNATURE 200 - 'LIGHT STONE' |
| <GTR> | N/A | GALVANIZED METAL GUTTER (SIZED & PROVIDED BY METAL BUILDING MANF.) | MBCI SIGNATURE 200 - 'LIGHT STONE' |
| <DECK> | N/A | 3'-0" METAL DECK CANOPY - HANGER ROD SUPPORTED W/ 8" FASCIA - SUPPLIED & INSTALLED BY SIGN VENDOR - CONTRACTOR TO PROVIDE & INSTALL WALL BOLTS (SEE A-4.0S) | BENJAMIN MOORE 'SAFETY RED' |
| <SCNC> | | LSI LED PATRIOT WALL SCONCE @ 8'-8" A.F.F. (SEE ELECTRICAL) | BRZ - 'BRONZE' |
| <D&F> | N/A | STEEL DOOR & HOLLOW METAL FRAME | SHERWIN WILLIAMS 'BALANCED BEIGE' SW7037 |
| <A> | STOREFRONT TYPE (REFER TO SHEET A-1.0S) | PAINTING NOTES: CMU - (1) COAT OF S-W LOXON BLOCK SURFACER A24W200 (OR EQUAL). (2) COATS OF S-W CONFLX XL ELASTOMERIC HIGH BUILD ENCLOSURE COATING, A5-400 SERIES (OR EQUAL) METAL - (2) COATS OF S-W METALTEX ACRYLIC SEMI-GLOSS (B42 SERIES) LINTELS- PAINT STOREFRONT LINTELS PER 'METAL' NOTE ABOVE WITH SHERWIN WILLIAMS 'BALANCED BEIGE' SW7037 AFTER PRIMING WITH (1) COAT OF S-W PRO INDUSTRIAL PRO-CRYL UNIVERSAL PRIMER (B66-310 SERIES) GENERAL NOTES: 1. ALL EXPOSED FOUNDATION SHALL BE PAINTED TO MATCH ABOVE SURFACE COLOR. USE SHERWIN WILLIAMS - 'VIRTUAL TAUPE' - SW7039 BELOW BLOCK & SHERWIN WILLIAMS 'BALANCED BEIGE' SW7037 BELOW METAL PANELS. | |
| <500> | DOOR NUMBER (REFER TO SHEET A-1.0S) | | |



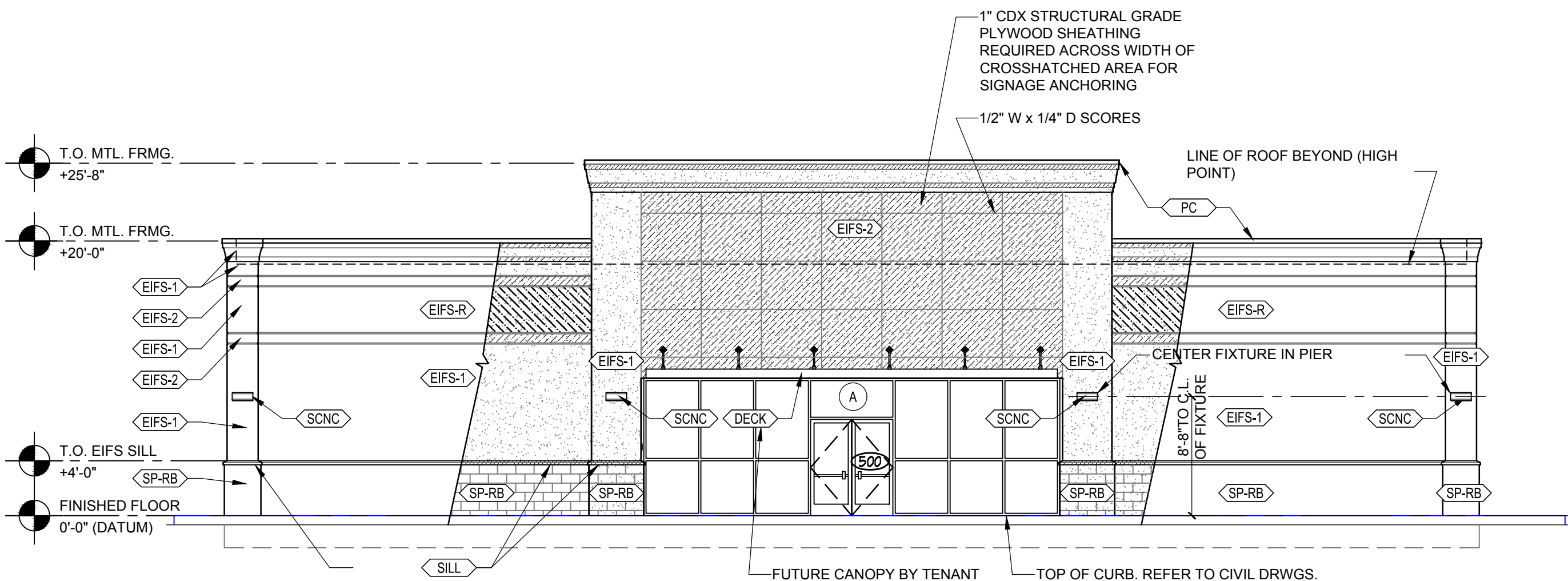
3 LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"



2 RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"



4 REAR ELEVATION
SCALE: 1/8"=1'-0"



1 FRONT ELEVATION
SCALE: 1/8"=1'-0"

FAMILY DOLLAR STORES, INC.

HESSTON, KS
PREPARED FOR
SBA CONSTRUCTION

ISSUE DATE: 6/5/20

REVISION 1: ""
REVISION 2: ""
REVISION 3: ""
REVISION 4: ""

PROJECT #:
CONTENT: EXTERIOR ELEVATIONS

PROJECT ARCHITECT: ECE
DRAWN BY: VW

CADD FILE NAME: CDS4-20S

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Sheet
A-2.0S

architecture • interior design

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Email: esd@esdarch.com • Fax: 704-373-0902 • Phone: 704-373-1900

EIFS

**SPLIT FACED
BLOCK
OR BRICK**

FAMILY DOLLAR



EIFS

**SPLIT FACED
BLOCK
OR BRICK**

FAMILY DOLLAR

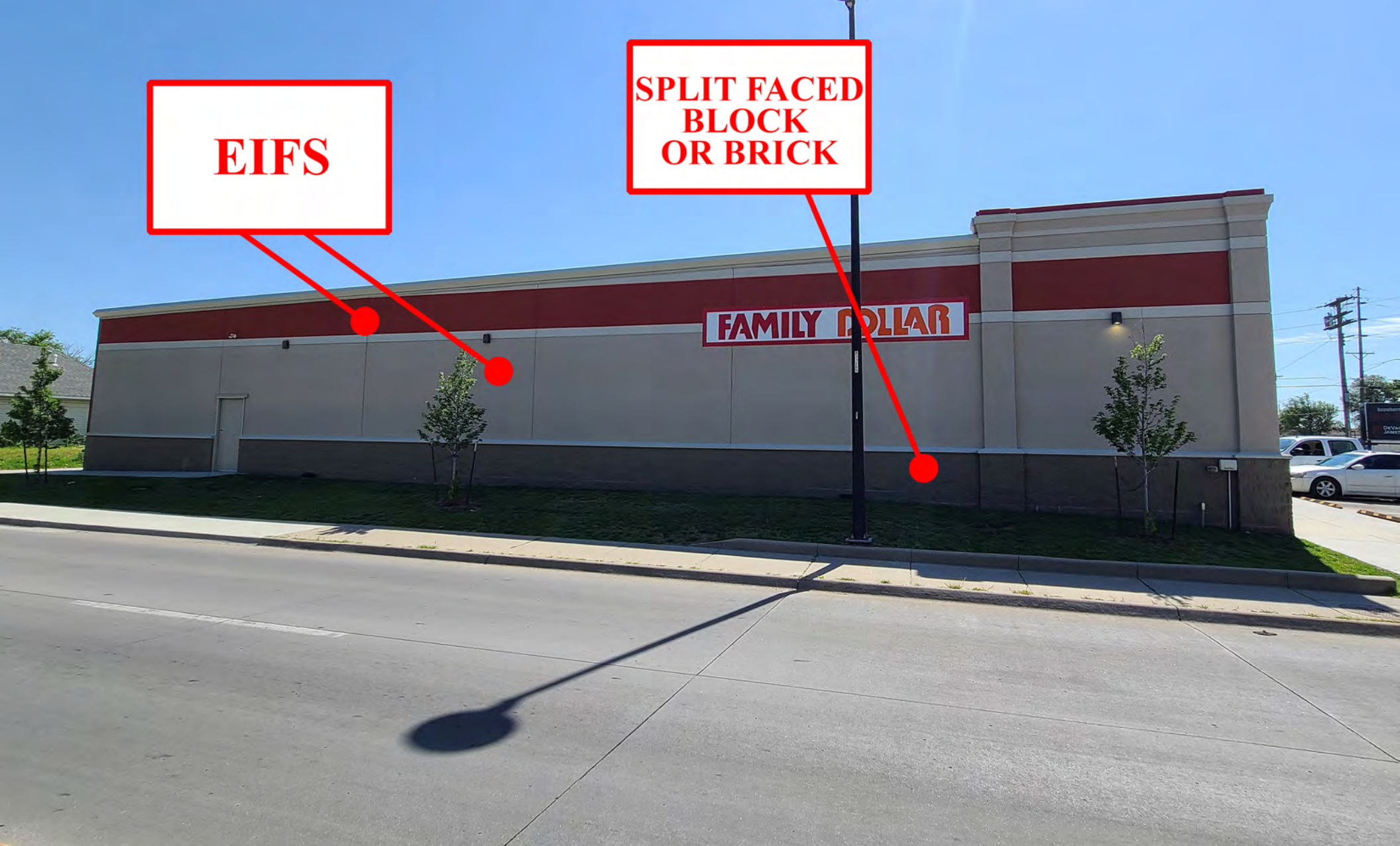


EXHIBIT "C"

FAMILY DOLLAR®



FAMILY DOLLAR®



FAMILY DOLLAR®





Family Dollar Food Inventory List

Dairy/Refrigerator

- Various Milks
 - Gallon, half, whole, chocolate, cartons
- Creamers & Half & Half
- Eggs by the dozen
- Butter Sticks and tubs
- Various Cheese
 - Sliced, shredded, cheddar, American, fiesta, low calorie, string
 - Cream cheese, tubs and sticks, cottage cheese
- Various Deli Meats
- Bacon
- Hot dogs
- Sausages
- Lunchables, P3

Freezer

- Vegetables
 - Steamables, mixed vegetables, broccoli
- Various Pizzas
 - DiGiorno, Totinos, Red Barron, whole pizzas and single serve
- Fish, filet, sticks
- Breakfast sandwiches & burritos
- Various meats
 - Breakfast sausage, breaded precooked chicken, sliders, wings, poppers
- Various Snacks
 - Pizza rolls, food bowls, anytizers, corndogs, eggrolls, texas toast, pancakes

Breakfast

- Various cereals
 - Single serving and boxed
- Various oatmeal's
- Toaster pastries
- Breakfast baking mixes
 - Hungry Jack
 - Bisquick
- Breakfast syrups
- Coffee
 - Folgers



- Dunkin Donuts coffee
- Café Bustelo
- K-Cups
- Maxwell House
- Coffee filters
- Various coffee creamers

Quick Meals & Sides

- Various stove top boxes
 - Stuffing
 - Chicken bake
- Various Hamburger Helper meals
- Canned pastas
 - Chef Boyardee's
 - Lasagna
 - Beefaroni
 - Spaghetti
 - Campbell's
- Various Homel prepped meals
- Pasta Sauce
 - Hunts traditional pasta sauce (Full size)
 - Prego Alfredo Sauce (Full size)
 - Prego traditional sauce (Full size)
 - Ragu – various pasta sauces (Full size)
- Pasta Noodles (Full size 16oz – 1lb)
 - Barilla Pennne Pasta
 - Rotini noodles
 - Fettuccini noodles
 - Barilla spaghetti noodles
 - Elbow macaroni noodles
 - Angel hair pasta
 - Penne rigate noodles
 - Boxed Kraft macaroni
 - Velveeta macaroni
- Various Sides
 - Instant potatoes
 - Knorr Rice sides
 - Spanish rice
 - White rice



- Virgo yellow saffron rice
- Various Peanut butters
 - 40oz Chestnut hill creamy
 - Jif Creamy & Crunchy
 - Skippy Creamy
 - Welch's Grape Jelly

Canned Goods:

- Various Campbell's Soups
- Hunt's tomato sauces, pastes, Rotel
- Hormel chili
- Various canned vegetables
 - Mixed, mushrooms, corn, peas, carrots, potatoes, yams, beets
- Various Beans
 - Kidney, Pork & beans, black, baked, pinto, green, chili, butter, lima
- Various fruits
 - Pineapples, fruit cocktails, peaches

Cooking & Baking:

- Various cooking oils
 - Vegetable oil
 - Coconut oil
 - Pure corn oil
 - Olive oil
- Various vinegars
- Sugars & sweeteners
- Baking ingredients
 - Vanilla
 - Flour – All purpose and rising
 - Confectioners' sugar
 - Evaporated milk
- Various baking mixes
 - Cake, brownies, cookies, muffins, crusts,
- Toppings & Fillings
 - Chocolate syrups, Pie fillings, marshmallows, frosting/icing, sprinkles

Snacks & Misc.

- Various cookies
 - Oreos, nutter butter, chips ahoy, biscoleta, ginger snaps, fig bars, fudge stripes, sugar wafers, lemon cookies, Nilla wafers,



- Fruit cups & grapes
 - Mixed fruits, applesauce, oranges
- Granola bars
 - Nature valley, protein bars
- Various crackers & chips
 - Ritz, goldfish, various cheez itz, club, ritz, saltines, peanut butter, pretzels & popcorn
- Various Nuts, trail mix & jerky
- Various spices & seasonings
 - Individual and packet mixes.