

SPECIAL CITY COMMISSION WORK SESSION

City Hall Commission Chambers

Monday, August 8, 2022

7:00 p.m.

Meeting #5220

Public is welcome although seats are limited for social distancing; or you can view as follows:

1. Watch live on our Facebook page at www.facebook.com/cityofdodgecity
2. Or watch it on our Vimeo page at www.vimeo.com/cityofdodgecity.

The meeting will be archived on both sites to be viewed after the live video has ended.

CALL OR ORDER

ROLL CALL

WORK SESSION

Downtown Streetscape

ADJOURNMENT



Memorandum

To: City Commission
From: City Manager, Nick Hernandez
Date: August 8, 2022
Subject: Downtown Streetscape Project

Purpose: Building Solutions, the Construction Manager at Risk, will present the guaranteed maximum cost and phases for the Downtown Dodge City Streetscape Project for the Commission's consideration.

Recommendation: Approve the funds needed to complete all phases of the project in addition to current grant and STAR Bond Funds available for the project.

Background: The revitalization of Dodge City's historic downtown is an essential part of the Dodge City STAR Bond project. The 50-year-old streetscape and the 100-plus year-old brick streets and utilities are well beyond their useful life and it shows to residents and visitors alike. The Downtown has been a regional and international draw, but its current condition has hampered economic development and tourism. In addition, with the recent expansion of Boot Hill Museum, Dodge City is seeing an influx of visitors but unfortunately the downtown is not meeting the expectations of visitors or Dodgecitians.

The community, including downtown businesses have been engaged throughout the project and provided feedback through an online survey in both English and Spanish as well as stakeholder and community engagement sessions. The public response to the downtown streetscape project has been overwhelmingly positive and in the Dodge City 2030, Comprehensive Plan, Planning for tomorrow, 92% of the public said strengthening the downtown was important to them and 91% said the City should be involved in revitalizing the downtown.

The Phases of the Streetscape project include:

1. Front Street-Central Avenue to 3rd Avenue
2. Central from Wyatt Earp to Vine Street
3. 2nd Ave. from Wyatt Earp to Gunsmoke
4. 3rd Avenue from Wyatt Earp to Gunsmoke
5. 1st Ave. from Wyatt Earp to Gunsmoke

City Commission Options:

1. Approve funds needed to complete all phases of the project.
2. Approve funds needed to complete a portion of the project.
3. Disapprove and re-evaluate project.
4. Table for further discussion and approval at the August 15 City Commission meeting.

Financial Considerations:

Amount for all Phases: \$13,920,660

Downtown Streetscape Funding Resources for the Project:

Streetscape Cost		\$13,920,660.00
STAR BOND Paid	\$1,600,000.00	\$12,320,660.00
STAR BOND Remaining	\$1,046,944.00	\$11,273,716.00
KDOT (19% of Total or \$2M Max.)	\$2,000,000.00	\$9,273,716.00
Remaining Funds from Past Projects	\$1,625,000.00	\$7,648,716.00
Debt Issuance 2022 (6th & 7th Project)	\$2,750,000.00	\$4,048,716.00
ARPA	\$2,000,000.00	\$2,048,716.00
Reimbursement of Ave. D Levee Repairs (Potential)	\$850,000.00	\$6,798,716.00
Debt Issuance 2024	\$2,050,000.00	-\$1,284.00

Total Funding Available: \$13,387,689

Legal Considerations: There are no legal considerations as the City Commission has already approved agreements with the project engineer and construction manager at risk (CM@R) for this project.

Mission/Values: This project meets the City's core value of ongoing improvement and striving to make Dodge City the best place to be.

Approved for the Agenda by:



**Name, Title
City Manager**