

# EL DORADO

## K A N S A S

TO: City Commission  
FROM: David Dillner, City Manager  
SUBJ: Weekly Report  
DATE: April 22, 2022

### **Items of Note:**

- The Fire Department reported 173 total calls for March compared to 165 during the same month a year ago. Of these calls, forty-two (24%) were fire calls, largely originating from so-called “controlled burn” grass fires. The department responded to seventy-four medical calls (43%). Year-to-date, the department responded to 468 calls for service compared to 464 calls during the same period a year ago. Total fire losses year-to-date come to \$222,320.
- Investment Resources Corporation requested the City issue \$11.5 million of its Industrial Revenue Bonds (IRBs) to finance the cost of rehabilitation of Gordy Square Apartments and Heritage House Apartments, two existing apartment complexes consisting of 124 units. The investment company specializes in multi-family and affordable housing projects, and owns and operates a number of housing projects in El Dorado including Walnut River Residences (925 River) and Lawndale Senior Residences (1630 N. Main). The company requests a 10-year, 100% tax abatement for the project. The two apartment complexes currently pay \$76,934 in ad valorem property taxes to local taxing entities each year. Of this amount, the City receives \$26,080 (equivalent to about 0.27 mills) each year for general government operations.
- The Kansas Department of Commerce awarded the City with a \$3 million “Building a Stronger Economy” (BASE) Grant.
  - The grant was one of thirty-five awarded grants from \$100 million allocated to assist economic development efforts throughout the state.
  - The grant will require a local match of at least \$750,000. Projects must be completed within two years of award, so the City will have a quick turnaround to meet this deadline.
  - The Engineering Department will soon solicit Requests for Qualifications from consultants to assist with preliminary engineering for the project.
  - The funds will facilitate the upgrade of a water transmission main that runs along Central Avenue to address a distribution bottleneck and allow the City to distribute an increased volume of water for industrial purposes.
  - Staff will recommend incorporating other public improvements with the project to enhance the value to the community. These projects include downtown stormwater improvements, traffic signalization upgrades, possible street “bump outs” along Main and Central, and upgraded irrigation for downtown streetscape.

- Staff anticipates bidding street improvement projects in Township Village (2<sup>nd</sup>, 5<sup>th</sup>, Hunton, and Simpson) this May. Public infrastructure in the Myers East Addition has been completed. Staff will begin coordinating temporary financing for public infrastructure to serve the Deer Run Addition. A developer acquired the remaining lots in the Adelsberger Addition and wants to begin the process to facilitate public infrastructure within the next few weeks.
- Staff anticipates receiving an agreement from BNSF concerning the railroad crossing contained in the scope of work for the 9<sup>th</sup> Avenue Improvement Project. The railroad is open to the idea of allowing the City to install a conduit under its railroad tracks to accommodate future water main extensions necessary to serve industrial companies that decide to locate in the City's north industrial growth area.
- I am putting together a committee to develop a proposal for alternate office hours at City facilities. There has been some inquiry from employees about alternate office hours, which could be a useful retention tool for some employees.
- The City Band invites the governing body to attend a special picnic on June 2 beginning at 5:30 pm at the Forest Park Pavilion. The event will celebrate the band's centennial anniversary. A proclamation honoring the band will be read at the City Commission's May 16 regular meeting.

#### **Personnel Update:**

- *Vacant and advertised positions:* Public Works Maintenance Worker (5), Assistant Court Clerk, Police Officer (3), Fire Captain, Building Maintenance Worker, Wastewater Superintendent, Wastewater Operators (2).
- Brad Gillis resigned his position as Wastewater Operator this past week.
- Ron McClure decided to retire from the City after thirty years of service effective April 28.

#### **Commission Calendar:**

- *Upcoming City Commission Items (subject to change):*
  - **April 27 Work Session** – Canceled
  - **May 2 Regular Meeting** – No items scheduled yet
- *Pending Items (Items to be scheduled for upcoming meeting once completed):* Street Cut Ordinance; Food Vendor Ordinance; Transient Vendor Ordinance; Business Park Re-platting and Rezoning