



THIS IS EL DORADO

Three housing developments underway in El Dorado

The number of new homes in El Dorado has increased significantly this year. There are currently three housing developments underway in the City, adding twenty-six new homes, with thirty-one additional lots available for future homes.



Myers East

City Engineer Scott Rickard said this is the most new home starts there have been in a while. Previously, the highest number of homes in one year was forty-one in 2020, which included those built off of Sixth Avenue in the Griler Addition.

The additions include:

Myers East

- located near the golf course off of Hazlett and Skyview
- five speculative single-family homes, which our houses built without an occupant
- price range - \$245,000
- 18 lots available

Myers East was platted more than thirty years ago.

Adlesperger-Smith

- located on Emporia and Topeka off of the Trafficway
- eight speculative homes
- 8 lots available

Adlesperger-Smith was platted in the late 1990s. Work is underway on this new phase, with additional work planned for the undeveloped area in the future. The City is beginning design work for streets, water and sewer in this undeveloped area. Construction on those lots is expected next summer.

Deer Run

- located on the west side of town
- single-family homes planned
- 13 lots available

Infrastructure work is underway now in Deer Run, and construction will begin on the homes this winter.

What's Happening in El Dorado

- **Nov. 2** - Chamber Chat
- **Nov. 3** - Thankful Thursday Downtown
- **Nov. 7 & 14** - City Commission Meetings
- **Nov. 11** - Salute to Veterans
- **Nov. 11** - Veterans Day - City Offices Closed Monday and Tuesday trash collected as normal; Thursday collected Wednesday; Friday collected Thursday
- **Nov. 12**- Celebration of Freedom Veterans Day Parade
- **Nov. 15** - Coutts Brown Bag Program & Library Book Club
- **Nov. 24 and 25** - Happy Thanksgiving! City Offices Closed Monday and Tuesday trash collected as normal; **Thursday trash collected Wednesday**; Friday as normal
- **Nov. 26** - Shop Small Saturday
- **Nov. 30** - Coutts Caterpillars Preschool Program

Find more events at www.eldoks.com and sign up for notifications of upcoming events.

These new projects are the result of ongoing efforts by the City's Engineering Department and El Dorado Inc. to market the city and bring new developers to town. In previous years, most of the new lots were made available by local land owners. Although this helped open up some land for people to build homes on, there were not a lot of speculative homes being built for people to purchase. There are two developers from Wichita taking on these new projects. One developer is doing two of the additions and the other is working on the third.



Adlesperger-Smith

Rickard said for a long time El Dorado would see about 35 new home starts a year, but that changed after about 2008. New home starts in 2018 only totaled nine, with just ten in 2017.

"We are getting different types of housing and we need to continue to work on our diversity of homes," Rickard said. These houses will meet needs of different age groups.

Currently, housing is extremely limited with only 66 homes listed for sale out of 5,500 homes in El Dorado.

"It just gives people options to find a place to live," Rickard said.

Commission approves 2023 budget

During their first meeting in September, the City Commission approved the 2023 budget, as well as a resolution to levy a property tax rate exceeding the Revenue Neutral Rate.

The 2023 budget maintains a mill levy of 58.194, which will generate approximately \$375,390 in new revenue. This will help offset the increases each department is expected to see due to an estimated 9 percent inflation rate for personnel, fuel, supplies, etc.

The budget also includes the \$3 million the City received from the BASE grant, as well as \$1.6 million remaining ARPA funds. This allows the city to spend these funds later without having to ask for an amendment to the budget.

The total budget authority is \$31.761 million, with the general fund accounting for 45 percent of that. This includes a majority of government services, including police, fire, parks and recreation, engineering, and more. The remaining portion of the budget for water, sewer, major street and ordinance street sales tax is not funded by the mill levy, but rather user fees.

The budget also includes the following 2023 Capital Improvement Projects:

- Ballfield improvement program (\$2.1 million)
- Airport road and parking lot improvements (\$690,000)
- Water reclamation ultraviolet disinfection project, Phase II (\$175,000)
- Emporia water main project (\$136,250)

Projects likely to continue into 2023 include:

- Constant Creek sanitary sewer interceptor, Phase I (\$3.79M)
- Central Avenue water transmission main (\$2.2M)
- Ninth Avenue improvement (\$2M) – pending Commission approval
- Downtown stormwater project (\$1.93M)
- Fifth, Hunton, Second and Simpson improvement project (\$1.0M)
- Central Avenue mill and overlay (\$905,000)

A lot of these projects are paid for with significant grant dollars the City has received. For more information on the budget and 2023 Capital Improvement Projects, please visit www.eldoks.com.

Total Proposed Budget Authority: \$31.761 million

FUND	Expenditures (in millions)	% of Expenses
General	\$14,422,215	45%
Water	\$4,487,676	14%
Sewer	\$2,926,550	9%
Bond & Interest	\$2,433,905	8%
Refuse	\$1,679,673	5%
Major Street	\$1,385,791	4%
Data Processing	\$1,396,233	4%
Ord Street Sales Tax	\$600,000	3%
Library	\$549,713	2%
All Other Funds	\$1,879,016	6%

DID YOU KNOW?

This year is the 100th anniversary of Fire Prevention Week, Oct. 9-15. This year's FPW campaign, "Fire won't wait. Plan your escape", works to educate everyone about simple but important actions they can take to keep themselves and those around them safe from home fires.

Police Department News



The El Dorado Police Department is partnering with several local agencies to help provide services to residents and create awareness about the help that is available to those in the community. This month we are spotlighting the partnership with Butler Homeless Initiative:

BHI offers assistance with resumes, housing applications through Mid-KS CAP and referrals for additional services. It offers a hot meal, grocery items, toiletries and more. There also are laundry facilities for guests to use and free haircuts monthly. Learn more about our partnerships at www.eldoks.com/community-partners-resources

Street projects underway in Township Village

Work is now underway to improve a number of streets in Township Village. The project was authorized by the City Commission last Fall and construction began in September of this year on the new streets.

Those streets being brought up to city standards, including curb and gutter and installing storm sewers, are Hunton from Sixth to Second; Simpson from Fifth to Second; Second from School to Hunton; and Fifth from School to Hunton.



This is part of an ongoing project to improve services in that area after Township Village was annexed by the City in 2000.

While this project will cause some disruption, the City and contractor are working to make the area as accessible as possible. The City also has been working with Circle School District to limit the impact around Oil Hill Elementary School. To help with these issues, the contractor is going one block at a time keeping the area drivable and allowing homeowners to have access to their homes. The area will not be open to through-traffic though.

They began at the North end of Hunton and are working their way down and around the streets.

Also part of the project will be the addition of sidewalks around Oil Hill on Fifth and Hunton.

The project will be completed by Spring of 2023. Pearson Construction is the contractor. Please contact Engineering at 316-321-9100 ext. 153 with questions.

Other Projects:

The City is beginning sales tax street maintenance work this month, including on Main from Central to the south city limits; Towanda from Douglas Road east; and crack sealing throughout the city.