

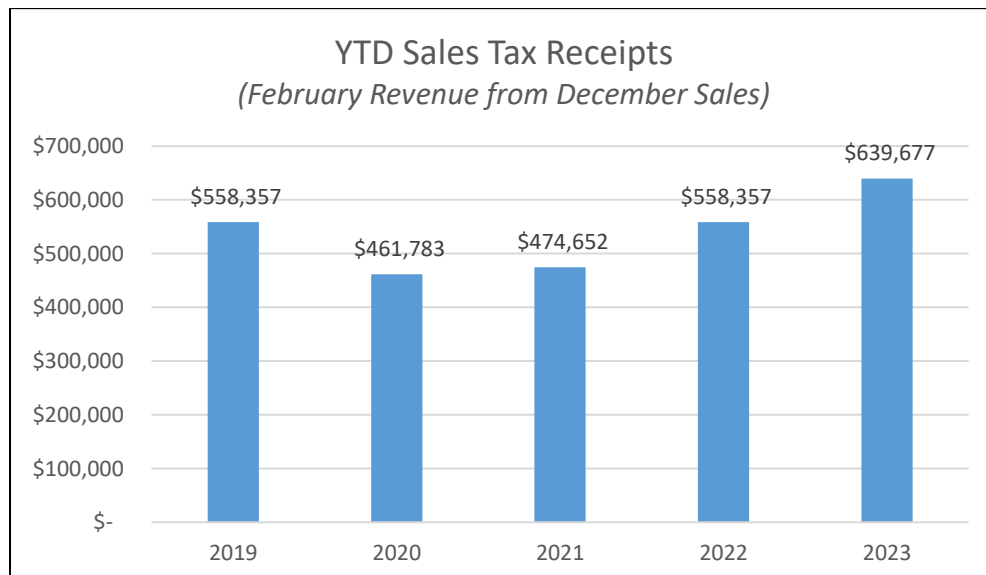
EL DORADO

K A N S A S

TO: City Commission
FROM: David Dillner, City Manager
SUBJ: Weekly Report
DATE: February 24, 2023

Items of Note:

- El Dorado Inc.'s board conducted a retreat this week to review the current work plan with the City. The facilitated discussion developed action items to address the five areas articulated in the work plan. The board will propose changes to the work plan after assembling and reviewing the feedback collected from the session. The five areas are:
 - Recruit industrial development prospects that align with El Dorado's strengths and assets.
 - Facilitate commercial development within the El Dorado Business Park and in other commercially designated areas of the community.
 - Support the development of housing options within El Dorado.
 - Provide general support to the local business community by assisting with business development and expansion efforts.
 - Develop and implement a multi-platform marketing plan to recruit targeted industries and market El Dorado in the national and regional commercial and industrial real estate market.
- The City received \$369,307 in sales tax collected on retail sales occurring in December. This represents the highest monthly sales tax collection in El Dorado history! Year-to-date, the City received \$639,677 compared to \$558,357 last year. The chart below shows the year-to-date trend over five years.



- The Kansas Senate took “emergency action” on SB 248, which as amended, creates exemptions for food and food ingredients, and would eliminate a provision in current law allowing for local sales and use taxes to apply to all sales of food and food ingredients. The legislation passed the chamber with a vote of 22 yeas and 16 nays. The City does not fully understand the financial impact of this bill if it becomes law because the percentage of sales tax attributed to food sales is unknown. However, food sales likely comprise a significant portion of retail sales subject to local sales tax. **Staff estimates the impact from food sales at Dillion’s and Walmart at about \$350,000, or about 10% of total sales tax receipts.** The bill would become effective on January 1, 2024, if adopted into law.
- 168 participants completed the one-cent sales tax survey, which closed this week. A cursory review of the data shows general support for retaining the existing allocation formula. A few highlights from the data include:
 - There appears to be some support to increasing the time frame of the sales tax from five years to ten years or even making the sales tax permanent.
 - 57% of participants support a special sales tax to finance municipal pool improvements; another 15% may support a special sales tax for pool improvements if more information about a pool project is provided.
 - 57% support or may support a special sales tax to finance additional street maintenance.

A complete report of the survey results will be shared with the Sales Tax Task Force to aid the development of a recommendation for a ballot question for the November general election. The information will also be shared on the City’s website once it has been compiled in the next week or so.

- The Executive Leadership Team discussed projects for the five-year Capital Improvement Plan. The capital improvement planning process is an essential task of the organization. The process scrutinizes projects to ensure the municipal government meets the community’s current and future needs. The categories we use to review projects include:
 - **Major Maintenance (MA)** – significant projects needed to maintain public infrastructure (for example, annual mill and overlay program);
 - **Critical (C)** – projects that would result in significant property damage or potential injury or loss of life if a failure occurs (for example, lift station failure results in sewage backup in basements);
 - **Mandate (M)** – projects required by a federal or state law or regulation (for example, water plant improvements needed to meet regulatory requirements);
 - **Public Safety (PS)** – projects that address public safety issues (for example, improvements needed at an intersection where a lot of vehicular accidents occur);
 - **Economic Development (ED)** – projects needed to support new industrial, commercial, or residential development (for example, a street improvement to access a new industrial development);
 - **Future (F)** – projects needed in the future (for example, a new police building because the existing building no longer meets the needs of the department); and
 - **Innovation/Efficiency (I/E)** – projects that improve or enhance City services.

- The K-254 Corridor Association met this week in Bel Aire. Andrew Nave (Greater Wichita Partnership) and Ty Lasher (Bel Aire) gave a presentation about a significant economic development announcement from earlier this week. Integra Technologies plans to build a one million square-foot semiconductor facility on a 100-acre site at the southeast corner of K-254 and Rock Road within five years. The project is expected to be a \$1.8 billion capital investment, creating nearly 2,500 jobs in the advanced manufacturing sector. The facility, which is contingent on CHIPS Act funding from the federal government, will create economic activity along the K-254 corridor, including El Dorado.
- **SAVE THE DATE:** The El Dorado Chamber of Commerce will host its annual dinner on March 2 at 5:30 pm at the Civic Center.
- **SAVE THE DATE:** REAP and the City of Wichita will host the South Central Kansas Legislative Delegation and local elected officials for a Wichita Wind Surge game. The event will be held on Tuesday, May 16, 2023. A dinner buffet will begin at 6:00 pm and the first pitch is 7:05 pm.

Commission Follow-up:

- Staff will request direction from the City Commission concerning signage regulations at the March 1 work session.

Upcoming Milestones/Deadlines:

- **March 9** - McDonald Stadium Improvements Plan
- **March 15** - East Park and Central Park Concessions/Restroom Proposals Deadline
- **March 25** - 9th Avenue Improvement Project Supplement Services
- **April 17** - WSU Housing Needs Assessment

Personnel Update:

- *Vacant and advertised positions:* Public Works Maintenance Worker (4), Police Officer (7), Management Fellow, and Planning and Zoning Coordinator.
- The City started recruiting and hiring summer help. The Parks and Recreation Department visited area high schools and participated in several job fairs. Lifeguard positions are filling, although we need more part-time maintenance workers to assist with summer groundskeeping.
- The Police Department made a conditional offer of employment to a police officer candidate, who will begin post-offer evaluations and screenings in the near future.
- The City made a conditional offer of employment to a candidate for the City Manager's executive assistant position. The candidate should start in the next week or so after completing post-offer screenings.
- The City also started interviews for the City Manager's Fellow (Intern) position. The first round of interviews will continue into next week.

Commission Calendar: *Upcoming City Commission Items (subject to change):*

- **March 1 Work Session** – Signage Regulations; Downtown Parking Changes
- **March 6 Regular Meeting** – Civic Center Appraisal; Refer Downtown Master Plan to Planning Commission