

EL DORADO

K A N S A S

TO: City Commission
FROM: David Dillner, City Manager
SUBJ: Weekly Report
DATE: April 14, 2023

Items of Note:

- The City received bids for turf replacement from five turf companies. Those submitting bids included ATG, Hellas, Mammoth, Mid-America, and Sprinturf. The lowest base bid was Hellas at \$203,302. Staff is reviewing the bids in preparation for a recommendation to the City Commission. The City wants a quality, playable turf product with a good warranty. As such, the City will consider alternates to the base bid that may increase the cost of the recommendation. This item is anticipated for inclusion on the May 1 regular meeting agenda.
- The Engineering Department received the revised 9th Avenue Improvement Project options. Staff is reviewing the options and plans to schedule the project for discussion with the governing body at the April 26 work session.
- The Sales Tax Committee continued its discussions concerning the one-cent sales tax ballot question. Highlights from their discussion included:
 - The committee seemed agreeable to making the sales tax “continuous,” which means that it would not be up for renewal by voters every five years.
 - A continuous sales tax could be changed in the same manner it is established. Voters could consider a ballot question with proposed changes.
 - The committee seemed agreeable to changing the sales tax formula to a percentage-based system instead of a defined dollar amount. For example, the “property tax reduction” component of the sales tax would be set at \$1.65 million or 50% of sales tax proceeds, whichever is greater. This would allow certain priorities to receive more funds when sales tax proceeds increase. Funds allocated to property tax reduction, street maintenance, and economic development would receive at least the funds currently allocated to these functions in the scenario where sales tax comes in lower than anticipated.
 - The committee reviewed the current allocation formula and will bring their thoughts for either maintaining the existing sales tax formula or changing it to the next meeting.
- The Sales Tax Committee’s next meeting is scheduled for 6:00 pm on May 8.
- The El Dorado Plaza property owners, located on West Central Avenue, are considering petitioning the City to create a Community Improvement District (CID) to assist with on-site improvements. The owners desire to make improvements to attract new tenants to the property to fill the space vacated by Orscheln Farm and Home.
- In April 2021, Satchell Creek Express, Inc. purchased 16.2 acres in the West Business Park from the City. The company planned to build a facility on the property. The

company wishes to either sell the property back to the City or make it available on the open market. The purchase agreement contained a “first right of refusal,” granting the City the option to purchase the property from the company if they decided to sell it. The company would sell it back to the City for \$100,000, which was the price the City sold it to Satchell Creek Express, Inc. The City will either need to buy back the property or waive its option to purchase it so the company may sell it. This matter will likely come before the City Commission in May.

- PEC completed the field survey for the Central Avenue Water Main Improvement Project and Downtown Stormwater Improvement Project. The firm completed the existing conditions model for the stormwater project and presented the results to staff. Proposed improvements are complete and ready for presentation to staff. Preliminary alignments for the water main and stormwater pipes are completed. PEC will finalize conceptual alignments and submit them to staff for review. Final plans are anticipated in November 2023, with construction commencing in 2024.

Commission Follow-up:

- Civic Center Public Input Process
- Prairie Trails Due Diligence

City Manager’s Priorities:

1. Sales Tax Ballot Question
2. Civic Center Disposition
3. BCC Facilities/Project Agreements
4. Housing Needs Assessment
5. Prairie Trails Golf Course Due Diligence

Upcoming Milestones/Deadlines:

- **May 1** – Transportation Master Plan Award and Contract
- **June** – Sales Tax Committee Recommendation
- **July** – Temporary and Off-Site Advertising Signage Recommendations
- **October** – Draft Housing Needs Assessment Report

Personnel Update:

- *Vacant and advertised positions:* Public Works Maintenance Worker (4), Police Officer (6), Marketing Specialist, Public Works Administrative Assistant, and Engineering Technician I. The City is also advertising part-time Cemetery and Park Maintenance Workers.
- Jason Cogdell will transfer from the Public Works Department to the Public Utilities Department to fill the Water Treatment Operator position.
- Rylee Parish accepted the Recreation Specialist position and will transition from a part-time recreation position into full-time status in May.
- The Destination Services Coordination position previously held by Javan Gonzalez has been renamed “Marketing Specialist.”

- The Engineering Department recently reorganized its positions after Jay Shivers resigned a few weeks ago. Amanda Stalnaker’s position will be changed to “Community Development Coordinator,” where she will take on more complex administrative tasks related to planning and zoning. Erik Tharp and Josh Potter were both promoted to Engineering Tech II. This restructuring opens an Engineering Tech I position that is currently being advertised.

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

- **April 17 Regular Meeting** –Request for SUP at 1750 Ryan Court (Privacy Fence); KDOT Project Agreement for Resurfacing Project on N. Main Street (6th Avenue to McCollum Road).
- **April 26 Work Session** – 9th Avenue Improvement Project; Automated Meter Reading System Proposal; Credit Card Fee Proposal
- **May 1 Regular Meeting** – McDonald Stadium Turf Bid Approval; McDonald Stadium Fence Bid Approval; Project Agreement with Conco Construction for Concession/Restroom Facilities; Kansas Gas Franchise Agreement