

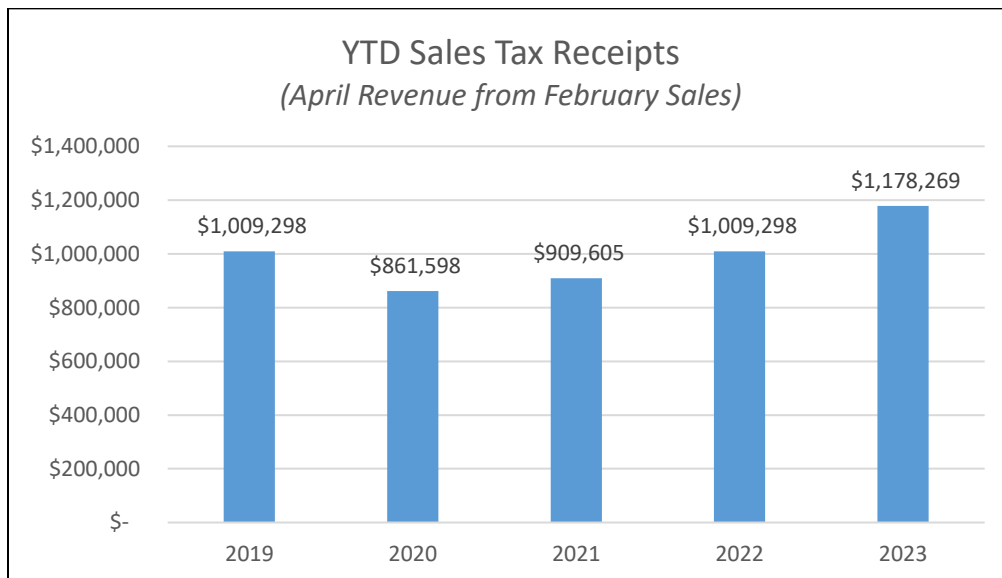
EL DORADO

K A N S A S

TO: City Commission
FROM: David Dillner, City Manager
SUBJ: Weekly Report
DATE: April 28, 2023

Items of Note:

- The Planning Commission did not have a quorum for its meeting on April 27. As a result, the body could not conduct two public hearings involving land use changes. One of the hearings involved a rezoning request from Evergy for a site located at 1016 S. Haverhill Road (the former drive-in theater site). The other hearing pertained to a request for a special use permit at 518 N. Star Street to operate a distillery. The Engineering Department is assessing options to reschedule these hearings.
- The Planning Commission was also going to begin discussing temporary and off-site signage regulations and review the Downtown Master Plan for compatibility with the Comprehensive Plan. These items will also be delayed due to the lack of quorum.
- The Opioid Settlement Committee will conduct a town hall meeting on May 9 to ascertain input from the public concerning the use of the City's opioid settlement funds. The town hall meeting will begin at 6:30 pm at the Civic Center.
- The City received \$270,861 in sales tax collected on retail sales occurring in February. Year-to-date, the City received \$1,178,269 compared to \$1,009,298 from a year ago (+11%).



- Angie Johnston and Nick Hoefgen will make a personal appearance during Monday’s City Commission meeting to present a proposed moderate income housing project near 3rd Avenue and Norris Drive. They wish to ascertain the City’s support for the Kansas Housing Resources Corporation’s Moderate Income Housing tax credit program.
- Phil Benedict and Craig Yaryan will also make a personal appearance to present a downtown sound system proposal for downtown El Dorado.
- The owners of the El Dorado Plaza on West Central Avenue plan to petition the City to establish a Community Improvement District (CID) to assist in the cost of refurbishing the development for a few proposed uses. A Community Improvement District allows the property owner to establish a site-specific sales tax of up to 2% to reimburse certain redevelopment expenses. The El Dorado Plaza is the site of the old Orscheln’s building, which has been vacant since the company built a new building further west on Central Avenue.
- I met with Dr. Krull to determine what she needs to obtain approval for the Butler softball locker room from the Board of Trustees. GravityWorks prepared a concept of the locker room adjacent to the concession and restroom facility proposed for East Park. We are working with Conco and GravityWorks to obtain a cost estimate for the locker room so the Board of Trustees can consider approval of this part of the project as soon as possible.

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 15** – 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.

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

- **May 1 Regular Meeting** – Project Agreement with Conco Construction for Concession/Restroom Facilities; Kansas Gas Franchise Agreement; 1Q Financial and Investment Reports; Municipal Band Agreement; 9th Avenue Improvement Project; Butler Rural Electric Request
- **May 10 Work Session** – Capital Improvement Program; Automated Meter Reading System Proposal; Credit Card Fee Proposal
- **May 15 Regular Meeting** – Street Sales Tax Bid Opening; McDonald Stadium Turf Bid Approval; McDonald Stadium Fence Bid Approval; Professional Services Agreement for Transportation Master Plan

Items Pending in the Queue: *(Items working through a process that will appear on the Commission's agenda)*

- Satchell Creek Express Waiver and Release
- El Dorado Plaza CID Request
- Special Use Permit at 518 N. Star (Microdistillery)
- Rezoning Request at 1016 S. Haverhill (A-R, Agricultural Residential to I-1, Light Industrial)
- Rezoning Request at 3rd and Metcalf (I-1, Light Industrial to C-1, General Business)