

EL DORADO

K A N S A S

TO: City Commission
FROM: David Dillner, City Manager
SUBJ: Weekly Report
DATE: May 12, 2023

Items of Note:

- The Police Department and community partners held a successful town hall meeting on Tuesday. The town hall meeting, held on National Fentanyl Awareness Day, was an important step in educating about fentanyl and its impact on the community. Over sixty people attended this event in person. The event was also broadcast live on Facebook. The City will make a recording of the town hall meeting available on its website as well. The opioid committee plans to conduct future town hall meetings to further inform the community and raise awareness about this important issue.
- El Dorado Plaza Shopping Center LLC submitted a petition to the City requesting the establishment of a Community Improvement District (CID). The site, which is the former site of Orscheln's, will be redeveloped for retail use. The applicant estimates a total project cost of \$3.325 million, which would be reimbursed over twenty-two years through an additional one-cent sales tax on retail sales occurring within the district. The City Commission will consider the formal petition at its meeting on June 5.
- The Board of Trustees for Butler Community College approved the locker room project for its softball team at East Park. The cost of the locker room is \$265,000 and will be paid entirely by Butler Community College. The City will require an amendment to its agreement with Conco Construction for this addition to the project scope for the restroom and concession facility. This supplemental agreement will come before the City Commission at the June 5 meeting.
- The Parks and Recreation Department solicited updated pricing for scoreboards at all ballfields except at the lake complex. The pricing should be received next week so the department can begin ordering scoreboard replacements.
- Conco Construction has been working with GravityWorks on the design of the restrooms and concession facilities and East Park and Central Park. Staff will be meeting with them soon to review designs.
- The City Commission will consider bids for McDonald Stadium turf and fencing during Monday's meeting.
- City staff potholed the water main along Frederick Drive to confirm its location and how it may impact the Constant Creek Sanitary Sewer Project in that area. There will be a section of open trench where the main was located, although the Public Utilities Department hopes to ream the rest of the main and not expose it. Garver sent out surveyors to survey the alignment for the final preparation of the draft plans.

- Phase I of the Water Filter Console Replacement is complete. The last remaining parts have arrived to complete Phase II. Currently, the final three consoles are scheduled to ship the week of May 22. Originally, the Public Utilities Department thought the consoles would be complete in June or July when the plant operates at its highest demand. The department may try to get them installed soon before demand picks up or wait until the fall when it slows back down.
- The Public Utilities Department is waiting on a new valve to arrive so they can replace it during the ultraviolet replacement project. The department is assessing whether to replace old actuators or find a new adapter to extend the life of the existing ones. Actuators automate the reclamation facility's ultraviolet needs as flow increases or decreases. The facility can operate in manual mode, although not as efficiently as when automated.
- The Public Utilities Department started discussing wholesale water contracts with several rural water districts with expired or nearly-expired contracts.
- The "existing conditions" model for the Central Avenue Water and Stormwater Project has been completed and the proposed improvement modeling is completed. Preliminary alignments for both the water main and stormwater pipes are also completed. PEC will finalize the conceptual alignments and present them to staff soon.
- The site certification process on the City's industrial sites continues to progress and is nearly wrapped up. The City is waiting on letters of support from a few government agencies and survey information from Vess Oil.
- Bids for the 2023 Street Rehabilitation Program are scheduled for Monday's Commission meeting.
- Contracts for the Airport Road and Parking Lot Project were executed and returned to the FAA for final processing. Final acceptance from the FAA should be forthcoming.
- Signs for Phase I of the Truck Route Signage Project have been delivered, although the Public Works Department is waiting on the delivery of the mounting poles. Supply shortages have stalled the project. The department anticipates delivery in the next ten days or so.
- The Public Works Department placed ninety-two tons of asphalt on 9th Avenue between Gordy and Star Streets. The driving surface, while not as smooth as if a paver were to have been used, is much better than before the repair. The cost of the repair was less than \$7,500. Next week, a new pipe will be placed under the south side of 9th Avenue at Star Street to help with drainage.
- Next week, representatives from the Kansas Law Enforcement Training Center KLETC will visit the Police Department to do a pre-assessment of the building for its accreditation program.
- The City is waiting on contracts from two talent offers for Gold Fest. The Experience El Dorado Committee continues to plan some activities and events to go with Gold Fest. Sponsor letters, vendor applications, and artisan market applications will be going out by the end of the month. So far, two companies committed to sponsoring the event.
- I have asked for input from El Dorado Inc. to develop a more focused approach for the \$100,000 sales tax proceeds allocated to economic development. The City has used these funds on a case-by-case basis instead of developing a program to attempt to generate

significant investment in a priority area such as housing. The idea is to create a program that can be implemented over five years with the goal of compounding the City's investment.

Commission Follow-up:

- Civic Center Public Input Process

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:

- **June 19** – Transportation Master Plan Award and Contract
- **June 19** – 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.
- The Public Works administrative assistant position closed. Interviews will begin soon.
- Several applications for Public Works Maintenance Worker have been received. Interviews for these openings will also begin soon.
- The Public Works Department welcomed Steven Walden to the team this week. He comes to the City from Dustrol.
- The Police Department has given two conditional offers over the last three weeks. The candidates for these offers are in the background stage of the process. We have two other applicants scheduled for testing the week of May 22. We currently have two officers attending KLETC.

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

- **May 15 Regular Meeting** – Street Sales Tax Bid Opening; McDonald Stadium Turf Bid Approval; McDonald Stadium Fence Bid Approval
- **May 31 Work Session** – Capital Improvement Program; Automated Meter Reading System Proposal; Credit Card Fee Proposal
- **June 5 Regular Meeting** - Professional Services Agreement for Transportation Master Plan; Pit Bull Ordinance Revisions; Chelsea Street Sidewalk Bid; Special Use Permit at

518 N. Star (Microdistillery); Rezoning Request at 1016 S. Haverhill (A-R, Agricultural Residential to I-1, Light Industrial); Liquor Tax Distributions; EMS Agreement

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

- Satchell Creek Express Waiver and Release
- Rezoning Request at 3rd and Metcalf (I-1, Light Industrial to C-1, General Business)