

EL DORADO

K A N S A S

TO: City Commission
FROM: David Dillner, City Manager
SUBJ: Weekly Report
DATE: March 11, 2022

Items of Note:

- Javan Gonzalez presented options for turf protection at this week's EFABC meeting. The turf protection material allows the City to use the field for concerts without damaging the turf. Option 1 provides protection for the stage and stage setup at a cost of around \$25,000. Option 2 provides additional protection in front of the stage for attendance in front of the stage at an estimated to cost \$45,000. The final option covers the entire field at an estimated cost of \$205,000. Staff recommends Option 2 for the first few shows before expanding to allow increased attendance. This allows the events to grow as success occurs and it reduces some of the financial risk associated with buying significant volumes of the material. The City still needs to figure out some details before proceeding with a formal proposal to the City Commission and EFABC.
- Commissioner Wilkinson met with me to discuss possibilities to allow Butler Homeless Initiative's cold weather shelter. The City's position has been to require the First Nazarene Church to request rezoning and a special use permit for "transitional housing." The former city manager allowed the shelter to open without obtaining an SUP, and the previous City Commission stated that the shelter would need to comply with existing requirements before opening. The church elected not to proceed with a rezoning and SUP request, so the shelter did not open for overnight stays.
- Childcare continues as a topic of interest for various stakeholder groups in the community. A daycare project recently stalled and El Dorado Head Start continues to look for opportunities to expand its services. Head Start met with several community stakeholders this week and will proceed with talking to a real estate agent concerning available buildings and land to build on.
- KDOT plans to change its traffic control plans for the upcoming North Main Street Bridge Project after the City expressed dissatisfaction with their plan. A representative for KDOT informed me that the agency does not like to put out too much information ahead of the pre-construction meeting because projects have many unknowns until they meet with the contractor. The pre-construction meeting for this project will not happen for a week or so. Even so, KDOT will communicate with the City as the project moves forward so we can help communicate to citizens ahead of the project. The project will still inconvenience the traveling public for forty working days, but the communication should improve so we can provide more timely information.

- Staff plans to prepare a request for proposals to solicit interest from developers to construct a speculative building in the industrial park just north of BG Products' warehouse. The nine-acre tract will require the extension of N. Haverhill Road, and the extension of water and sewer infrastructure. The property is located in an enterprise zone, which allows the City to establish a tax increment financing district to capture increased property taxes to reimburse the City for public infrastructure. A proposal takes the concept of “proactive marketing” to another level by taking actions to create economic opportunities. This strategy supplements the industrial marketing campaign, which also focuses on the implementation of a proactive strategy to attract a large industrial company that requires significant volumes of water.
- During our bi-weekly economic development meeting, staff briefly discussed soliciting proposals from commercial real estate agents to market lots within the business park. We also discussed the possibility of facilitating the development of a speculative building in the business park.
- El Dorado Inc.'s advisory board expressed interest in forming a housing advisory committee to assist the City in developing a plan to address housing needs.
- Sarah Hoefgen of El Dorado Inc. recently attended the Next Move Group Site Selection conference to build relationships with site selectors and learn how to better position El Dorado for large economic development projects. She learned that one project in the running for the Toyota Mazda plant would have received more attention had the site been cleared of trees. We do not know if this specific comment referred to our site for this project, although the site does have a considerable number of trees on it. Staff included site preparation in the recently submitted BASE grant applications. If our proposal does not receive funding the City and Inc. should develop a plan to clear the site and make it more visually appealing for potential prospects.
- The Kansas Legislature debated a proposed change to the Revenue Neutral Rate (RNR) process adopted during last year's legislative session. The primary change will allow any taxpayer to file a complaint with the state board of tax appeals if they believe that a governing body of a taxing subdivision did not comply with the provisions of the RNR process. The governing entity would have to refund all taxpayers within its jurisdiction if the state board of tax appeals determines that the complaint is valid. The amendment would create a consequence if local governments do not follow the RNR process as written in statute. Presently, taxpayers do not have recourse in the event a municipality does not follow the state budget process.

Things to Think About:

- The Associated Press reported that, “propelled by surging costs for gas, food and housing, consumer inflation jumped 7.9% over the past year, the sharpest spike since 1982 and likely only a harbinger of even higher prices to come.” Increases in consumer spending often translates into increased expenses in local government spending as many materials and commodities that cities purchase has faced a similar fate. American City & County's Municipal Cost Index showed an 11.2% increase in costs when compared to a year ago. I asked departments to monitor expenses and to defer purchases that will not detrimentally effect critical services or otherwise impair service delivery.

Personnel Update:

- *Vacant and currently advertised positions:* Public Works Maintenance Worker (5), Police Officer, and Pool Manager.
- The Police Department will promote Lieutenant Jeff Murphy to the position of Deputy Chief when Mike Holton assumes the Police Chief position in the coming weeks.
- Gregory Quinata will begin his career with the City as a Sanitation Collector on March 14.
- Teddi Pope accepted the Water Treatment Plant Operator position, although we do not yet have a start date scheduled for him.

Commission Calendar:

- *Upcoming City Commission Items (subject to change):*
 - **March 16 Work Session** – Excess Sales Tax Policy; Downtown Evergy Project; Infill Lot Size Regulations
 - **March 21 Regular Meeting** – Fire Department Gas Monitors Lease; West Industrial Park Rezoning (A-R to I-1); CIC Parcel Rezoning (A-R to I-1); 4Q Financial Report
- *Pending Items (Items to be scheduled for upcoming meeting once completed):* Augusta Wholesale Water Agreement; Street Cut Ordinance; Food Vendor Ordinance; Transient Vendor Ordinance; Business Park Re-platting and Rezoning; Tall Weeds and Grass Ordinance Amendment

Other Events of Interest:

- **March 25** – Chief Ziemann's Retirement Party, 2:30 to 4:30 pm (City Hall)