

EL DORADO

K A N S A S

TO: City Commission
FROM: David Dillner, City Manager
SUBJ: Weekly Report
DATE: March 18, 2022

Items of Note:

- The KTA plans to begin construction on the Purity Springs Bridge over the Kansas Turnpike on March 21. RoadSafe set message boards at the bridge on Monday to inform users of the coming closure. The project will have detours to direct people around the project, which is anticipated to end in September 2022.
- The City plans to commence condemnation proceedings on three structures determined dangerous and unsafe to the neighborhood. The properties are 425 S. Summit, 425 ½ S. Summit, 1102 W. Locust, 1102 ½ W. Locust, 214 ½ N. Star, and 501 N. Star. Condemnation proceedings require the City Commission to conduct a public hearing and declare the properties dangerous and requiring demolition. Property owners will still have the ability to either make necessary repairs to the satisfaction of the building inspector or raze the structure. The City will proceed with demolition if the property owner has not rectified the situation in the time allowed by the City. The City assesses its expenses for demolition against the property following demolition. The condemnation proceedings will begin at the City Commission's April 4 regular meeting.
- Contractors have been working on the installation of public infrastructure for the Myers East Addition, which is located adjacent to the No. 18 fairway at Prairie Trails Golf Course. The water and sewer mains are completed and the street is taking form. The developer mentioned that he has received quite a bit of interest in lots within the "bring-your-own-builder" development. The Myers East Addition contains sixteen lots for single-family residential development.
- The developer for the Deer Run Addition, located off Boyer Road, submitted plans to the City for review. The City anticipates a petition from the developer for the financing of public infrastructure related to the project in May.
- The Engineering Department submitted a mill and overlay project to KDOT's City Connecting Link Improvement Program (CCLIP). The project, if awarded funds, will provide a mill and overlay on N. Main Street from 6th Avenue to McCollum Road. The City has made application for this project on several occasions over the last few years, although funds have not been awarded due to the competitive nature of the program and the limited amount of funds available for projects. The project will require several years of the City's \$500,000 sales tax funds set aside for major street maintenance without state funding. The City should know in April whether the project received funding for next year.

- Staff started reviewing a draft request for proposals (RFP) to solicit interest from developers for the construction of a speculative industrial building in the Oil Hill Industrial Park. The City owns approximately nine acres on Oil Hill Road between the Turnpike and NW Rocky Road, which could host a 50,000-square-foot building. The City has several options for financing public infrastructure related to the project and needs a private developer to make the project move forward. This process allows the City to move forward without having to wait for developer or project to come along. It also gives the El Dorado Inc. a building to market and submit when RFPs from the Kansas Department of Commerce seek a property with an existing building.
- As you know, the City’s economic development strategy over the last few years has focused on our ability to provide significant volumes of water to industrial companies. Headlines occasionally provide hints that we offer something that few other communities can provide. For example:
 - A massive reservoir known as a boating mecca dipped below a critical threshold on Tuesday raising new concerns about a source of power that millions of people in the U.S. West rely on for electricity. Lake Powell’s fall to below 3,525 feet (1,075 meters) puts it at its lowest level since the lake filled after the federal government dammed the Colorado River at Glen Canyon more than a half century ago — a record marking yet another sobering realization of the impacts of climate change and megadrought. It comes as hotter temperatures and less precipitation leave a smaller amount flowing through the over-tapped Colorado River. *Source: Kansas City Star*
 - Monrovia will require its residents to cut their water usage or face fines, as California continues to dry out amid this historic drought. Beginning this March, the city of Monrovia voted to require every resident to reduce their water usage by 10% or face fines averaging at \$10 a month or more for extreme water wasters. The city will compare a household’s usage in Feb. 2022 to Feb. 2020. *Source: Los Angeles KCAL*
- Staff will review a draft ordinance regarding tall weeds and grass next week. The draft ordinance is in response to a code violation issued by the City where the property owner contends that the City should amend its ordinance to accommodate native grasses. I anticipate bringing this ordinance to the City Commission for review in April.
- Over the years, the Municipal Code has fallen into a state of disrepair. The online version contains several sections that do not match existing ordinances and many sections do not reflect actual practice. In some cases, state law has changed and made sections obsolete or invalid. The City plans to solicit proposals from contractors who specialize in municipal codes to update the Municipal Code.
- In February, the Fire Department responded to 113 calls, of which 70 (62%) were medical/rescue calls and 10 (9%) were fire calls. Year-to-date, the department responded to 281 calls for service with 154 (55%) medical/rescue calls and 32 (11%) fire calls. Total fire calls for February amounted to \$3,600 in fire losses leading to year-to-date total losses of \$167,620.

- The City will sell rolls of twenty-five high-density trash bags for \$5.25. The bags have a larger volume than the old bags, and the City can get additional supplies within two days instead of requiring months for production and delivery.
- The public meeting for the Downtown Electric Project will be held on Tuesday, March 29 at 5:30 pm at the Civic Center.
- Butler County plans to put a liquor by the drink question on the ballot in November. Approval by voters would allow the sale of alcoholic liquor by the drink in the county without requirement that any portion of a business gross receipts originate from food sales.

Things to Think About:

- Streaming service providers are asking the (Kansas) Legislature to help them fight back against a lawsuit that could potentially force them to pay franchise fees passed on to consumers. A legal representative of Dish Network and DirecTV on Monday asked legislators to pass a bill ensuring local governments would not levy franchise fees against their service, something that does not happen now but could because of an ongoing lawsuit. The City of Fort Scott, Kansas has filed a class-action lawsuit against Netflix and Hulu in an effort to force them to pay a franchise fee, which could be a first in the United States if it is successful, Damon Stewart told a legislative committee on Monday. *Source: Sunflower State Journal*

Personnel Update:

- *Vacant and currently advertised positions:* Public Works Maintenance Worker (5) and Pool Manager.
- Detective Scott Roberts received promotion to the position of Lieutenant Detective. The promotion follows Jeff Murphy’s promotion to Deputy Chief. This should end the promotional “domino effect” in the Police Department arising from Chief Zieman’s retirement for a little while.
- Ken Teemat plans to return to the Police Department on April 18. Ken left the department a few years ago due to family reasons. He is excited to return to the force and we are glad to have him back.
- The Police Department now has one vacancy remaining after several years with over five vacancies. Deputy Chief Holton plans to reclassify a patrol officer to a detective position in the coming weeks. This will help relieve patrol from having to take cases due to a backlogged investigations unit.

Commission Calendar:

- *Upcoming City Commission Items (subject to change):*
 - **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
 - **March 30 Work Session** – Municipal Court Overview; Augusta Wholesale Water Contract

- **April 4 Regular Meeting** – Authorize Condemnation Proceedings
- **April 13 Work Session** – Tall Weeds and Grass Ordinance Amendment
- *Pending Items (Items to be scheduled for upcoming meeting once completed):* Street Cut Ordinance; Food Vendor Ordinance; Transient Vendor Ordinance; Business Park Re-platting and Rezoning

Other Events of Interest:

- **March 25** – Chief Zieman’s Retirement Party, 2:30 to 4:30 pm (City Hall)
- **March 29** – Downtown Electric Project Public Meeting, 5:30 pm (Civic Center)