

# EL DORADO

## K A N S A S

TO: City Commission  
FROM: David Dillner, City Manager  
SUBJ: Weekly Report  
DATE: April 21, 2023

### **Items of Note:**

- The Couetts Museum of Art will require lane closures on Main Street and Central Avenue for about four months beginning in June. The lane closures will affect the east lane and parking stalls on Main Street and the north lane on Central Avenue. The scope of the closures includes the street frontage directly adjacent to the Couetts Museum and the former Commerce Bank building. The sidewalks within the project area will also be closed. The Couetts Museum will be razing the middle building to accommodate an 11,800-square-foot expansion and renovation that will provide educational and meeting space and additional gallery space.
- A grassroots effort is raising funds to expand the Baseball Hall of Fame building at McDonald Stadium to accommodate Jim McDonald's Hoopie car. The City owns this building, so any expansion will increase the City's maintenance expenses and insurance coverage.
- The Corps of Engineers confirmed the City's outstanding obligation for future water storage decreased from \$55.6 million to \$39.2 million (a decrease of 29%) with the federal legislation that modified the City's water storage contract. The maximum liability for future water storage decreased from \$409.7 million to \$76.8 million after the change from compound interest to simple interest went into effect. The legislation effectively decreased the City's total liability by 81%, provided the City does not activate any additional storage space until 2081.
- The revised 9<sup>th</sup> Avenue Improvement Project options will be discussed during Wednesday's work session.
  - Original cost estimate \$1.79 million. Includes four inches of asphalt, BNSF crossing, BNSF sidewalk crossing, water main sleeve, and curb and guttering.
  - Option 1 estimate of \$1.37 million. Includes two inches of asphalt, on-street sidewalk (except for BNSF crossing), water main sleeve, and curb and guttering on a portion of the project. Excludes storm sewer improvements.
  - Option 2 estimate of \$1.31 million. Includes two inches of asphalt, BNSF crossing, water main sleeve, and curb and guttering on a portion of the project. Excludes storm sewer improvements and sidewalk.
- The Planning Commission will begin to review the Downtown Master Plan prepared by Main Street to determine compatibility with the Comprehensive Plan at its April meeting. The body will also receive an overview of the existing temporary and off-sight advertising signage regulations as it prepares to consider possible amendments.

- The May Planning Commission meeting will consider a rezoning request for a property at the northwest corner of 3<sup>rd</sup> and Metcalf. The request is for a daycare to be constructed at this location.
- A section of the Constant Creek Sanitary Sewer Main near the SW Trafficway may need to be abandoned and replaced as part of the BASE Grant project. Pipe reaming will not work since this section is encased in concrete.
- PEC provided the City with some stormwater models to help with engineering the City's Cost-Share Project along Central Avenue. The firm is designing improvements to meet the ten-year flood, the typical design standard for stormwater improvements. The project calls for a 6-foot by 6-foot conveyance pipe along Central Avenue, although this improvement does not greatly reduce flooding during a ten-year event. Another large conveyance pipe could be constructed along Gordy Street. This would have more of an impact during the ten-year event, although at a significant cost of about \$4.6 million. The firm continues to explore options before making a recommendation to the City.

**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.

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

- **April 26 Work Session** – 9<sup>th</sup> Avenue Improvement Project; Kansas Gas Service Franchise Agreement
- **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; Satchell Creek Express Waiver and Release; 1Q Financial Reports

- **May 10 Work Session** – Capital Improvement Program; Automated Meter Reading System Proposal; Credit Card Fee Proposal
- **May 15 Regular Meeting** – SUP at 518 N. Star (Microdistillery); Rezoning Request at 1016 S. Haverhill (A-R, Agricultural Residential to I-1, Light Industrial); Street Sales Tax Bid Opening