

EL DORADO

K A N S A S

TO: City Commission
FROM: David Dillner, City Manager
SUBJ: Weekly Report
DATE: May 26, 2023

Items of Note:

- Federal debt ceiling negotiations continue in Washington as many onlookers closely monitor the situation. While there is no certainty about how a federal default may play out, there is the potential that a default will affect municipal operations in some manner. The City does not finance its operations using short-term debt like many communities do, which is a good thing as interest rates will likely increase in the event of a default. The City, however, does receive federal funds that assist with various projects. In the event of a default, these federal funds may be delayed until the debt ceiling issue is resolved. In addition, interest rates on newly issued municipal debt will also increase. The City does not have any imminent plans to issue debt, so this concern will likely not cause challenges for the City.
- A recession is perhaps more concerning than increasing borrowing costs. A significant recession would likely lead to higher rates of unemployment. Households may have a difficult time making payments on basic expenses such as utilities and property taxes. Delinquencies are likely to increase. While a federal default is unlikely, the City maintains sufficient reserve balances to weather a storm that may be caused by a debt-ceiling default. Management does not anticipate changes to service delivery at this point in time. The debt-ceiling negotiations and the impending economic situation will be closely monitored. The City Manager will bring recommendations for operational changes to the City Commission if warranted.
- Lieutenant Tim Baker will retire from the El Dorado Police Department after thirty years of service to the community. A retirement reception will be held from 2:00 to 4:00 pm on May 31.
- Staff will soon meet to consider options for revisions to the existing Street Improvement Policy with the goal of developing a recommendation for the City Commission's consideration in the coming weeks.
- Locates have been completed and locations for the new truck route signage have been finalized. Staking and holes will start appearing next week. Public Utilities will assist with several holes that either have critical infrastructure in the planned area or are uneven enough surfaces that drilling could be dangerous. Once poles are set concrete will be placed and the curing time will begin.
- The area behind the McDonald Stadium outfield fence has been excavated in preparation for the placement of barriers. The barriers will be delivered next week. In addition, the

wall closest to the baseball fields at Central Park has been moved to allow water to drain away from center field.

- The Public Works Department completed an assessment of the Emergency Operations Center. The assessment is one action being reviewed to better prepare the City for emergency situations.
- The Housing Steering Committee identified four focus groups to ascertain feedback on the current housing situation and the housing needs of the community. The focus groups will meet throughout the day on June 9. Wichita State will take the feedback collected and use it in the development of the Housing Needs Assessment.
- The Planning Commission voted Frank Hughes to serve as chairman and Scott Hackler to serve as the vice-chair.
- Everyg's requested rezoning of 1016 S. Haverhill Road received a unanimous recommendation. No public comments were received. The proposal would change the zoning from "A-R, Agricultural-Residential" to "I-1, Light Industrial." The item will come before the City Commission at the June 19 meeting.
- The special use permit request for 518 N. Star Street for a microdistillery in a C-1 zoning district received a unanimous recommendation for approval. There were some concerns raised about the location turning into a bar, although the applicant stated his intention of only opening a distillery to sell product to a local distributor. The City Commission will consider the request at the June 5 meeting.
- The Planning Commission considered a rezoning request for the NW corner of the intersection at 3rd and Metcalf for the purpose of constructing a daycare facility. The Planning Commission unanimously recommended rezoning from "I-1, Light Industrial" to "C-1, General Business." The Planning Commission received a few questions as to how the use and rezoning would impact the area. The request will come before the City Commission at its June 19 regular meeting.
- The Planning Commission also discussed temporary signage. Staff provided a review of the current regulations and the intent and purpose behind them. Staff also shared public input received and summarized other regional communities' regulations on this subject. The majority of the Planning Commission felt they did not want to rush changing the current regulations and asked for a work session to discuss further. They also wanted to obtain more public feedback. Finally, the Planning Commission reviewed the Main Street Downtown Master Plan. The Planning Commission will likely make a motion at its June meeting to recommend acceptance of the plan.
- The City received the first confirmed sponsorship for Gold Fest from Butler Community College in the amount of \$5,000.
- The mural artist for the El Dorado Mural Project (across from Willie's) will begin prepping the wall in late June and begin painting in July. Staff will soon coordinate the placement of the sculpture included in the project.
- The City sponsored the El Dorado Walnuts game on June 1. A fireworks show will follow the game.

- The Engineering Department is scoping out stormwater improvements on Gordy Street to improve the performance of the Central Avenue Stormwater Project. The department is also scoping the “bump outs” planned for Main Street on First and Pine Avenue.
- The City received bids for the Chelsea Drive Sidewalk Project, which was recommended for funding from excess sales tax proceeds. The Engineer’s Estimate came out to \$37,683 and the low bid from FYG Construction came out at \$29,650. Staff recommends proceeding with the project.
- The City also received bids for public infrastructure in the Adlesperger-Smith Addition, Phase 3, which includes street, stormwater, and sanitary sewer improvements. The Engineer’s Estimate came out to \$805,359 and the low bid from APAC-Kansas came out at \$751,484.
- The municipal pool will open for the season on Saturday at 1:00 pm. The pool will be open this Monday, although it will be closed on most other Mondays throughout the summer.
- Baseball and softball games have started with games on most nights. Unfortunately, tempers have been raising as the temperatures get warmer. The Parks and Recreation Department has already had one ejection. The department is aerating fields as the schedule allows. The department is behind in maintenance due to its staffing shortage. The Walnut River Complex has not been mowed in about two weeks. Two more seasonal staff start next week and one of them will be assigned to the complex for the season.
- The Water Treatment Plant filter consoles are about halfway through quality control checks and will likely ship next week.

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

Upcoming Milestones/Deadlines:

- **June 19** – Transportation Master Plan Award and Contract
- **June 19** – Sales Tax Committee Recommendation
- **July 17** – 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.

- Public Works anticipates making an offer to an administrative assistant next week.
- The City will not be advertising the Marketing Specialist position for a few weeks after conducting initial interviews. Staff will revisit the job description and create a revised advertisement for the position.

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

- **May 31 Work Session** – Capital Improvement Program; Automated Meter Reading System Proposal; Credit Card Fee Proposal; Prairie Trails Golf Course
- **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); Liquor Tax Distributions; EMS Agreement; Set Public Hearing for El Dorado Plaza CID; Supplement Agreement for Butler Locker Room Design-Build
- **June 14 Work Session** – 2024 Budget

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

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