

# EL DORADO

## K A N S A S

TO: City Commission  
FROM: David Dillner, City Manager  
SUBJ: Weekly Report  
DATE: June 16, 2023

### **Items of Note:**

- KDOT invites the public to attend an open house on Tuesday, June 27 from 5:30 to 7:00 pm at Circle Middle School in Benton. The open house will provide an opportunity for the public to provide comments on issues along the K-254 corridor to help in the development of a corridor management plan for the section of the highway between Wichita and El Dorado. KDOT will also launch a project website at the meeting.
- The City received its assessed valuation from the County Clerk this morning. The “adjusted” assessed valuation for El Dorado as of July 1, 2023, is \$113.93 million compared to \$102.77 million from a year ago, which means the City’s assessed valuation grew by 10.7%. The assessed valuation is adjusted to remove Neighborhood Revitalization rebates and Tax Increment Financing valuations. The actual, unadjusted assessed valuation is \$117.38 million.
- The Revenue Neutral Rate, or the mill levy needed to generate the same amount of property taxes as the prior year, is 52.949 mills. The City’s mill levy is currently set at 58.664, which means that accepting all of the assessed valuation growth will raise about \$654,577 in additional property taxes. The City will conduct a budget work session on Wednesday, June 21.
- The Sales Tax Advisory Committee met on Monday to consider a recommendation on a sales tax ballot question for the upcoming November general election. The committee will present its recommendation during Monday’s City Commission meeting. The recommendation may be summarized as follows:
  - The sales tax would expire in ten years instead of five years, meaning the next ballot question would not appear until 2023.
  - The committee recommended changes to the formula to increase the amount of funds available for street maintenance. Funds allocated to street maintenance would increase from \$600,000 to \$900,000.
  - The committee also recommended instituting a percentage-based system to allow for increases in sales tax receipts to be distributed in the authorized categories of property tax reduction, street maintenance, and economic development. The formula would create a “downside limit” at the existing formula levels to prevent a decrease in funds in the event sales tax receipts decrease in any calendar year. This would look as follows:

- Property Tax Reduction: \$1.65 million, or 58%, whichever is greater;
  - Street Maintenance: \$900,000, or 32%, whichever is greater; and
  - Economic Development: \$100,000, or 4%, whichever is greater.
- Any remaining funds will continue to go to the Excess Sales Tax Program, although there will be fewer funds available in this category because of the increase in street maintenance funds. For example, the City would have \$750,000 available in excess sales tax proceeds at the current formula based on \$3.1 million. This would decrease to \$450,000 with the same amount of sales taxes. The City should consider incorporating excess sales tax projects into the Capital Improvement Program so these funds are planned out better.
- Ashlyn informed the City that she will be resigning from Martin Pringle effective June 30 to start her own law firm. The City has invited local attorneys and law firms to submit a statement of qualifications for legal services. Submittals are due to the City by 3:00 pm on July 13. I anticipate interviews with shortlisted candidates the week of July 31. Final approval by the governing body is anticipated for the August 21 regular meeting. The selected firm or attorney should anticipate commencing legal services as soon after the agreement is approved as practical. The City does not have a formal agreement with Martin Pringle, so this is a good time to solicit interest and enter into an agreement for legal services.
- Staff is reviewing the ballfield scoreboard bids and will have a recommendation for the city manager early next week.
- The Parks and Recreation Department will host this year's first Twilight Swim on June 30 from 8:00 to 10:00 pm.
- The Parks and Recreation Department received a replacement slide for the south playground equipment at Graham Park. Surprisingly, the company indicated that we were within the warranty period and sent the replacement at no charge. Installation is slated to occur this fall.
- Staff scheduled an update meeting with Conco to discuss the status of the concession and restroom facilities for East and Central Parks for July 5. We will also discuss the Butler locker room project as well. We plan to have regular meetings with Conco to ensure the project continues on a path to meet the desired schedule.
- Parks and Recreation staff has been finalizing plans for July 4. A flier should grace the mailboxes in the near future. We will also have information available on our official media outlets.
- The project engineer for the airport project will circulate the construction contracts to Pearson for signature. After she has reviewed them, she will then route them to the City for final signature. Pearson Construction has indicated they want to build the project this year, so we'll start coordinating with them on a more detailed schedule in the coming weeks.
- The Public Works Department continues to install the new truck route signs, including evaluating the existing signs for changes or replacement. Sergeant Thompson continues to ask truckers why they did not follow truck route signage. The primary answer is GPS

guidance, so the City will need to do additional research to determine how to get the truck route identified on trucking GPS.

- Brad has been tasked with reviewing and updating the City’s Emergency Operations Center (EOC) operating plan. Staff will provide an overview of the plan and a tour of the EOC once this update has been completed. We are also reviewing the tornado shelter operating plan.
- Union Pacific completed repairs on North Main Street on Thursday as anticipated. Union Pacific will have the intersection of 6th Avenue and Taylor Street closed on Friday and Saturday to do similar maintenance on the railroad crossing. Message boards have been up for several days informing everyone to follow the detour.
- The Engineering Department reports that the mill and overlay projects will likely begin next week on Random Road, Belair Street, Warren Road, and Rice Drive.
- Staff is finalizing the scope of the transportation master plan. JEO will conduct the transportation planning portion of the study and PEC will conduct the pavement condition assessment.

**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

**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 (3), Police Officer (5), Marketing Specialist, and Engineering Technician I.
- Sean Skov started his new position with the Police Department on Monday. He comes to the department after serving the Butler County Sheriff’s Department.

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

- **June 19 Regular Meeting** – 3rd & Metcalf RZ; Haverhill RZ; Sales Tax Committee Recommendation
- **June 21 Work Session** – One-Cent Sales Tax Ballot Question; 2024 Budget Discussion
- **July 3 Regular Meeting** – Prairie Trails Agreement; Transportation Master Plan Agreements; El Dorado Plaza CID Hearing

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

- McDonald Stadium Turf Bids