

City of El Dorado, KS
220 E. First Avenue
El Dorado, KS 67402
Phone: (316) 321-9100
Fax: (316) 321-6282
www.eldoks.com

TO: City Commission
FROM: David Dillner, City Manager
SUBJ: Work Session Meeting Agenda
DATE: August 11, 2021

A Work Session is scheduled for August 11, 2021 at 5:00 pm in the Commission Chambers at City Hall, 220 E. First Avenue.

- I. ITEMS TO BE PLACED ON THE REGULAR AGENDA**
 - a. Dilapidated Homes
- II. ITEMS FOR PRESENTATION AND DISCUSSION**
 - a. Industrial Development Update
 - b. Lake Debt Plan
- III. ITEMS PLACED ON REGULAR AGENDA**
 - a. Meeting Minutes – July 28 Work Session and August 2 Regular Meeting
 - b. Appropriation Ordinance
- IV. REPORTS**
 - a. City Commission Reports
 - b. City Manager Report
 - c. Land Bank Report

TO: City Commission
FROM: Scott Rickard
SUBJ: Dilapidated Homes
DATE: 8/2/21

Background:

In an effort to address dangerous and unfit structures, staff has determined from our unsafe-unfit structures list, 6 homes that an ultimate resolution needs to be addressed. Those homes are 624 N Atchison, 626 W Carr, 513 W 5th, 519 W 5th, 814 N Railroad & 320 W Towanda. Chapter 15.16 of El Dorado Municipal Code sets forth the avenue to rectify the ongoing issues with these structures.

Project Schedule:

Dependent on Commissions outcome

Strategic Plan:

V. Quality of Life - The City of El Dorado desires to create a place where people choose to live and visit.

f. Facilitate the reduction of blight in El Dorado by proactively identifying and addressing vacant and abandoned housing and blighted properties.

Attachments:

History of Code Violations, Photos, Resolution

Policy Issue:

To enforce Municipal Code for improved Public Safety, & Community Image.

Alternatives:

N/A

Fiscal Impact:

If the owner of the property is unable to cause a structure to be razed the City Commission is the ultimate entity responsible for demolition cost. A special assessment would be placed on the property in hopes of recovering the cost.

Trade-offs:

Allow the structure to continue to be a blight to the neighborhood until City Staff can find a means of resolution.

Staff Recommendation:

Authorize the Resolution to set the public hearing for October 4, 2021.

Commission Actions:

Commissioner _____ moved that Resolution No. _____ a resolution authorizing the scheduling of a public hearing on October 4, 2021 at 6:30 for the purpose of abating or removing the dangerous structures at 624 N Atchison, 626 W Carr, 513 W 5th, 519 W 5th, 814 N Railroad & 320 W Towanda.

Commissioner _____ seconded the motion.

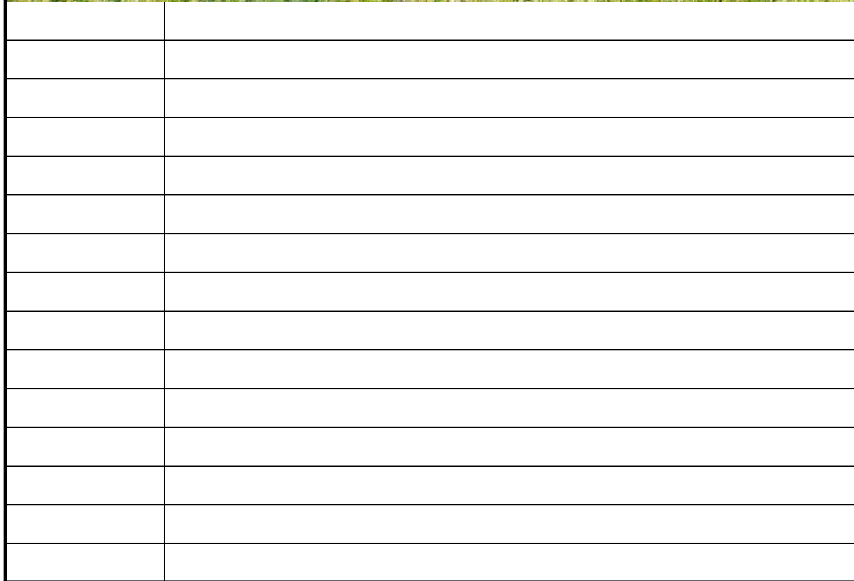
	Timeline of 320 W Towanda Ave.			
	Old Owner Aaron Eastham			
Date:	Violations and registered letter sent	Outcome:		
1/30/2018	Refrigerator, trash, and debris throughout the backyard.	In compliance 2/16/2018		
5/7/2018	Tall grass and weeds throughout property.	In compliance 5/25/2018		
7/19/2021	Issued Citation for condition of property.	Citation #112754c, 112755c		
8/13/2018	Court Date	In full compliance		
6/11/2019	Issued Citation for condition of property.	Citation #113559c		
8/10/2019	Hazardous Structure. The structure received extensive fire damage. There are several structural issues. The foundation is collapsing and cracking. The roof, siding, windows and eaves are dilapidated and does not have adequate weather protection.	Issued Citation #113775c		
	There are several electrical issues.			
10/7/2019	Court Date	Did not appear in court		
10/7/20219	Issued Citation for condition of property.	Citation #113805c		
10/28/2019	Court Date	Did not appear in court		
11/4/2019	Court Date	Continuance 12/9/2019		
12/9/2019	Court Date	Did not appear in court		
1/27/2020	Court Date	Continuance 3/9/2020		
3/9/2020	Court Date	Continuance 3/23/2020		
3/23/2020	Court Date	Continuance 5/11/2020		
5/11/2020	Court Date	Continuance 6/1/2020		
6/1/2020	Court Date	Did not appear in court		
6/8/2020	Court Date	Continuance 6/15/2020		
6/15/2020	Court Date	Continuance 7/20/2020		
7/20/2020	Court Date	Did not appear in court Warrant		
10/7/2020	Property was transferred to Kevin King			
	New Owner Kevin King			
11/20/2020	Issued Citation for condition of property	Citation #114693c, 114694c, 114695c		
12/21/2020	Court Date	Continuance 2/1/2021		
2/1/2021	Court Date	In Compliance		
5/7/2021	Hazardous Structure. The structure received extensive fire damage. There are several structural issues. The foundation is collapsing and cracking. The roof, siding, windows and eaves are dilapidated and does not have adequate weather protection.			
	There are several electrical issues.			

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	Timeline of 519 W 5th Ave.		
	Owner Douglas Adlesperger		
Date:	Violations and registered letter sent	Outcome:	
6/25/2009	Tall grass and weeds. Limbs in backyard.	In compliance 7/19/2009	
10/1/2009	Trash and debris on front porch.	In compliance 11/3/2009	
10/12/2009	Mow Order was issued	Mowed 10/16/2009	
9/28/2010	Tall grass and weeds.	In compliance 10/10/2010	
10/7/2010	Blowing grass in street.		
6/22/2011	Tall grass and weeds.	In compliance 7/2/2011	
4/9/2012	Tall grass and weeds.	In compliance 4/23/2012	
7/17/2012	Mow Order was issued	mowed 7/24/2012	
12/4/2012	Non-registered vehicle parked in driveway. Tires and debris in front yard issued to the tenant.	Citation #108729c, 108730c to tenant	
1/7/2013	Court date.	In full compliance	
2/4/2013	Trash and debris by house. Bags of trash by curb issued to the tenant.	Citation #108870c to tenant	
3/11/2013	Court date.	In full compliance	
6/11/2013	Tall grass and weeds.	In compliance 6/24/2013	
6/12/2013	Old furniture and debris on front porch. Trash and debris in driveway issued to tenant	Citation 109167c 6/25/2021 to tenant	
7/22/2013	Court date.	Continuance 8/5/2013	
8/5/2013	Court date.	In full compliance	
8/20/2013	Mow Order was issued	Mowed 8/22/2013	
5/12/2014	Trash and debris throughout property. Tall grass and weeds.	In compliance 5/24/2014	
4/21/2015	Tall grass and weeds.	In compliance 5/9/2015	
4/21/2016	Tall grass and weeds.	In compliance 5/3/2016	
4/13/2017	Tall grass and weeds.	In compliance 4/27/2017	
7/27/2017	Issued citation for tall grass	Citation 112217c	
8/14/2017	Court date.	Continuance 9/11/2017	
9/11/2017	Court date.	In full compliance	
8/14/2019	Tall grass and weeds.	In compliance 9/13/2019	
4/15/2020	Tall grass and weeds	In compliance 5/22/20220	
6/9/2020	Issued citation for tall grass	Citation 114455c	
7/6/2020	Court date.	In full compliance	
2/9/2021	Unfit unsafe structure remove completely. The structure has several structural issues and is severely dilapidated. The structure is rolling off the foundation to the west side.		

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	Timeline of 624 N Atchison St.		
	Owner Alyson Neely I do not have a good address for to send notifications to.		
Date:	Violations and registered letter sent	Outcome:	
7/25/2016	Tall grass and weeds throughout the property.	Issued mow Order for the entire mow season.	
4/13/2017	Tall grass and weeds throughout the property.	Issued mow Order for the entire mow season.	
4/25/2019	Tall grass and weeds throughout the property.	Issued mow Order for the entire mow season.	
4/25/2020	Tall grass and weeds throughout the property.	Issued mow Order for the entire mow season.	
7/21/2021	Tall grass and weeds throughout the property. Sporadic trees growing throughout the property. Trees growing into the foundation and structure. The roof is dilapidated and does not have adequate weather protection. The siding, windows, doors, and eaves are dilapidated and does not have adequate weather protection. Trash and debris on front porch.	Issued mow Order for the entire mow	
	Property has been vacant for several years.		
	Unable to locate the owner to send notifications.		





	Timeline of 626 W Carr Ave.		
	Owners: Theresa Throckmorton, Samuel Lord, Michelle Vankleeck		
Date:	Violations and registered letter sent	Outcome:	
4/18/2016	Tall grass and weeds throughout the property.	Issued mow Order for the entire mow season. Letter was returned	
4/4/2017	Unfit unsafe structure remove completely. The roof is dilapidated with several holes and faulty weather proofing. The siding and windows are dilapidated and does not have adequate weather protection. Several windows are broken on the structure. There is trash and debris throughout the property.	Issued mow Order for the entire mow season. Letter was returned	
	Tall grass and weeds throughout the property.		
5/9/2018	Tall grass and weeds throughout the property.	Issued mow order for the entire mow season. Letter was returned	
4/23/2019	Tall grass and weeds throughout the property.	Issued mow order for the entire mow season. Letter was returned	
2/16/2021	Found a good address to send notifications.		
	Unfit unsafe structure remove completely. The house and garage are in very poor condition and severally dilapidated.		
	The front porch has several structural issues. The roof guttering, and supports are collapsing. The decking is dilapidated on the front porch. The foundation is cracking and crumbling. The roof, siding, and eaves are severally dilapidated and does not have adequate weather protection. There are several windows that are broken and partially boarded up. The garage siding, roof, and structure is dilapidated and does not have adequate weather protection. This property has been vacant for several years.		
3/30/2021	Issued Citation #115017C for the condition of the structure	Appear on 4/19/2021	
4/19/2021	Conditions are the same	Continued to 5/17/2021	
6/14/2021	Conditions are the same	Continued to 6/14/2021	
6/14/2021	Conditions are the same	Continued to 7/19/2021	
7/19/2021	Conditions are the same	Continued to Trial date 9/8/2021	

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	Timeline of 814 N Railroad St.		
	Owner Gregoria Requena		
Date:	Violations and registered letter sent	Outcome:	
2/26/2009	Trash and debris on property. Trailer storing trash. Inoperable non-registered vehicles	In compliance 3/12/2009	
7/2/2009	Tall grass and weeds.	In compliance 7/8/2009	
3/29/2011	Inoperable not properly registered vehicle in driveway.	In compliance 4/10/2011	
3/12/2013	Trash and debris in backyard. Storing trash and debris in trailers.	In compliance 4/2/2013	
3/14/2018	Inoperable not properly registered vehicle in driveway. Old furniture and debris	Citation #111871c, 111870c	
	in driveway. Debris in backyard.		
4/30/2018	Court date.	Continuance 5/21/2018	
5/21/2018	Court date.	In full compliance	
10/31/2019	Unfit unsafe structure remove completely. The structure is severely dilapidated		
	making it unsafe to live in. The siding, soffits, roof, and windows are severely		
	dilapidated and does not have adequate weather protection. The foundation		
	is crumbling and there are several weak spots in the flooring. There is an electrical		
	hazard that can cause a fire. There are extension cords, exposed wiring, and the main		
	source of heat is a space heater hand gas cooking stove. Missing drywall in several		
	spots showing studs throughout the structure.		
	There is a vermin and rodent infestation. Dead/live mice and roaches throughout		
	the property. The entire premises is unsanitary. There is trash and debris throughout		
	the property. There are people living in the shed and tents. There is trash being stored		
	in trailers and throughout the property.		
12/26/2019	Issued Citations for condition of the property.	Citation #114167c, 114166c, 114168c	
1/13/2020	Court date.	Did not appear in court	
1/13/2020	Issued Citations for condition of the property.	Citation #114204c, 114203c, 114205c	
2/3/2020	Court date.	Continuance 3/2/2020	
3/2/2020	Court date.	Continuance 5/18/2020	
5/18/2020	Court date.	Did not appear in court	
5/25/2020	Issued Citations for condition of the property.	Citation #114423c, 114421c, 114422c	
6/15/2020	Court date.	Continuance 7/20/2020	
7/20/2020	Court date.	Continuance 8/17/2020	
8/17/2020	Court date.	Continuance 9/14/2020	
9/28/2020	Court date.	Trial 11/18/2020	
11/18/2020	Court date.	Found Guilty Fine 2,970.00 to serve 10	

[illegible]



RESOLUTION NO _____

A RESOLUTION AUTHORIZING THE SCHEDULING OF A PUBLIC HEARING FOR THE PURPOSE OF ABATING OR REMOVING DANGEROUS STRUCTURES KNOWN AS 624 N ATCHISON, 626 W CARR, 513 W 5TH, 519 W 5TH, 814 N RAILROAD AND 320 W TOWANDA. ALL INTERESTED PARTIES MAY APPEAR AND SHOW CAUSE AS TO WHY SUCH STRUCTURES SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED OR DEMOLISHED.

THE PUBLIC HEARING IS SCHEDULED TO BE HELD ON OCTOBER 4, 2021 AT 6:30PM IN THE COMMISSION ROOM OF CITY HALL AT 220 E FIRST AVENUE EL DORADO, KS 67042.

Legal Descriptions:

624 N Atchison-Lot 14 and the South thirty-seven and one-half (37 ½)feet of the West one hundred (100) feet of Lot 15, Block 2 in Highland Addition to the City of El Dorado, Butler County, Kansas.

626 W Carr-Lot 17 Millheisler Subdivision to the City of El Dorado, Butler County, Kansas.

513 W 5th-Beginning 80 feet West of the Southeast Corner of Lot 6, Wells Addition to the City of El Dorado, Butler County, Kansas, thence north 79 feet to 5th Avenue, thence West 40 feet along 5th Avenue, thence South 79 feet to the South line of said Lot 6, thence East 40 feet to the place of beginning.

519 W 5th-The West 35 feet of Lot 6 and the West 35 feet of the South 34 feet of Lot 5 in Well’s Addition to the City of El Dorado, Butler County, Kansas.

814 N Railroad-The South 23.50 feet of Block 7 and the North 33.85 feet of Lots 1, 2, 3, 4, 5, 6 in Block 6; also that part of a 16 foot alley (vacated by City ordinance) lying North of Block 6 and South of Block 7 and that part of the East 30 feet of Railroad Street that was vacated by City Ordinance No. 386, recorded in City Records; all in North El Dorado Addition to the City of El Dorado, Butler County, Kansas.

320 W Towanda-Beginning at a point 59 feet and 5 inches East of the Southwest Corner of Block 47 in the Original Town, now City of El Dorado, thence East 55 feet and 7 inches, North 87 feet, West 55 feet and 7 inches, thence South 87 feet to the place of beginning, Butler County, Kansas.

ADOPTED by the City Commission of the City of El Dorado, in Butler County, Kansas, the 16th day of August, 2021.

Bill Young
Mayor

Attest:

Tabitha Sharp
City Clerk



EL DORADO INC.

June 24, 2021

WELCOME



DEVELOP
EL DORADO
KANSAS

NATURALLY ADVANTAGED™

GOALS



AWARENESS

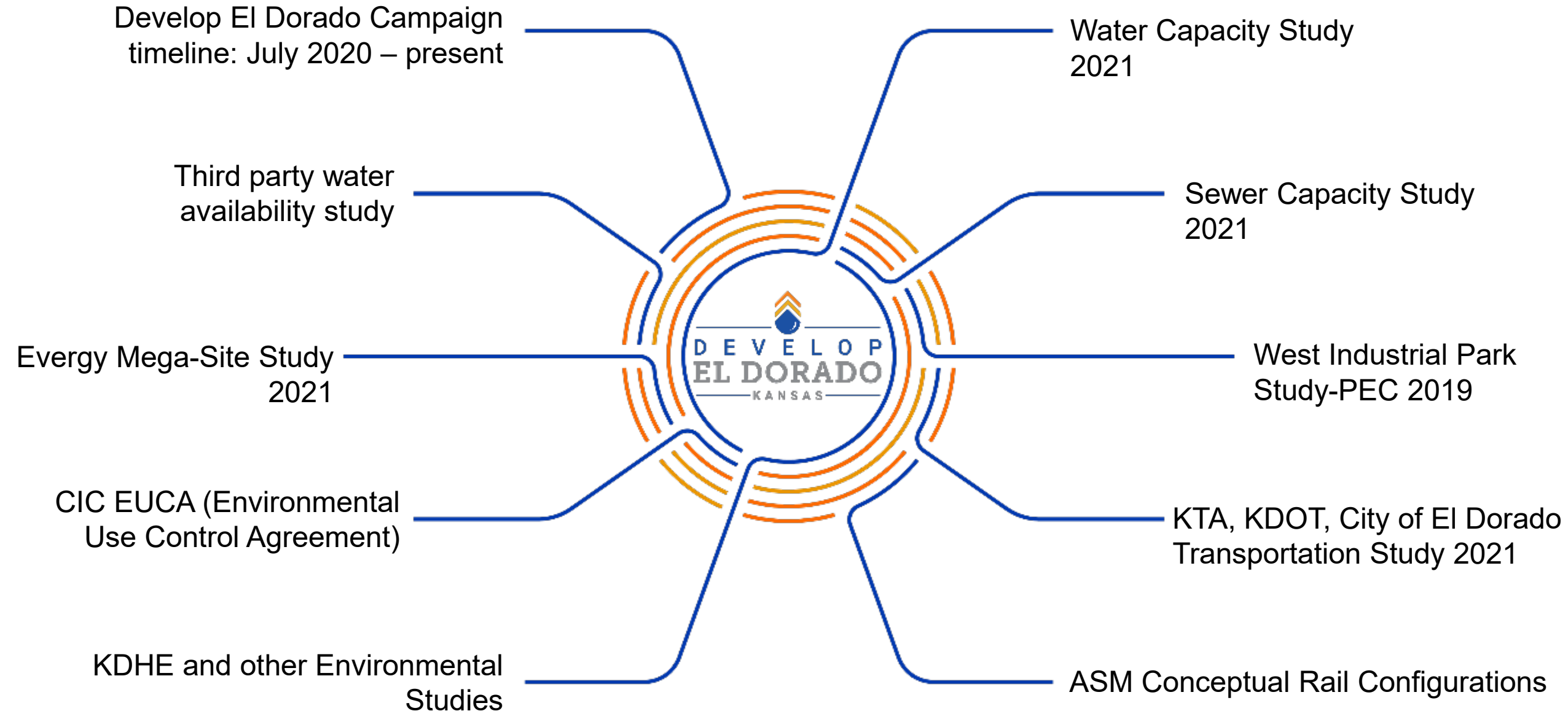


COHESION



SUPPORT

Current/Recent Studies, Infrastructure, Marketing



The background of the image is a photograph of ocean waves, rendered in a monochromatic blue color scheme. The waves are in motion, creating a textured, foamy appearance. The text is centered over this background.

NATURALLY
ADVANTAGED

Implementing the Attraction Campaign



Naturally Advantaged: Demographics



13,074

Population



35.6

Median Age

Drive-Time Population



15 minutes
25,500



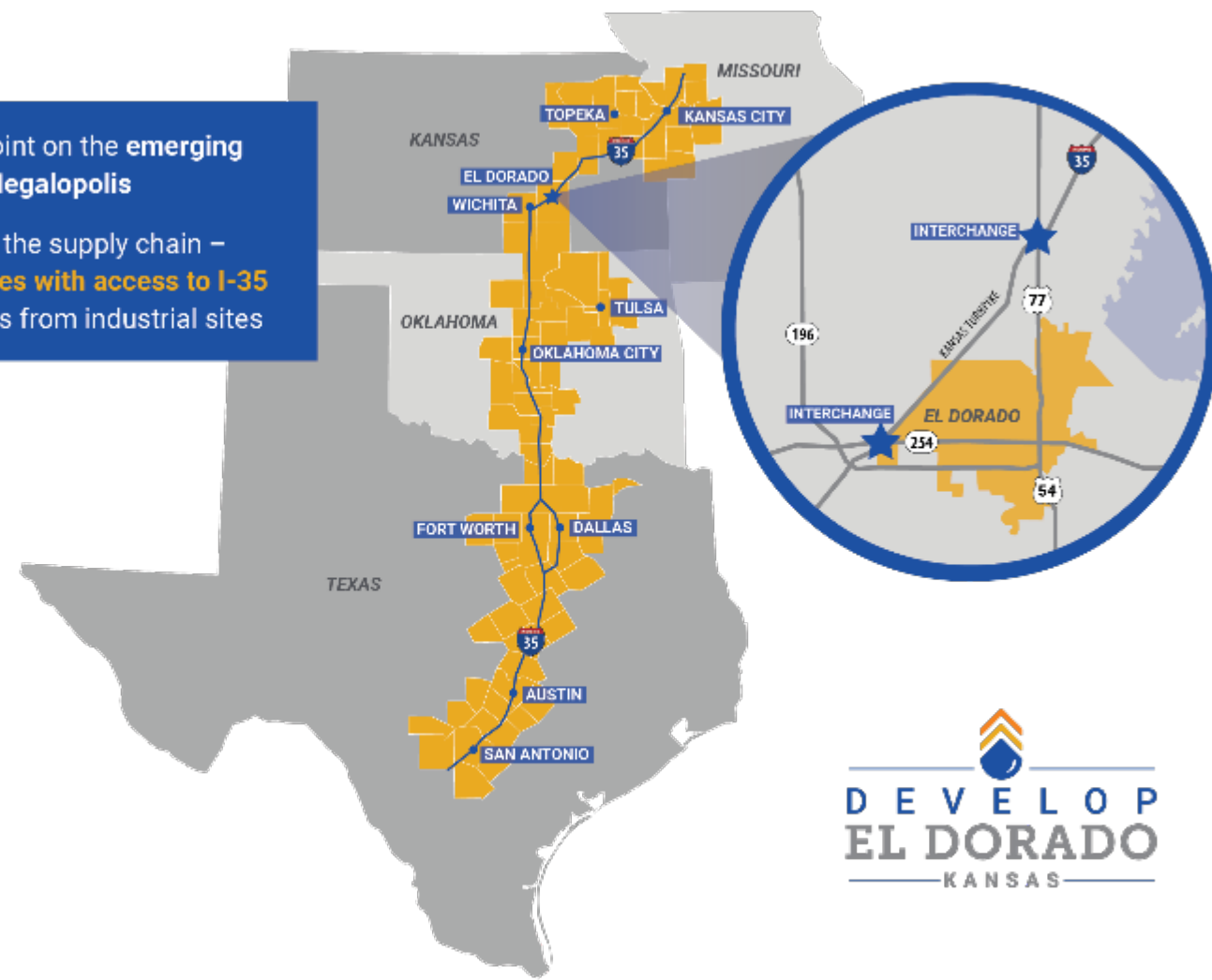
30 minutes
344,598



60 minutes
718,264

Located mid-point on the **emerging I-35 Corridor Megalopolis**

Easy access to the supply chain – **two interchanges with access to I-35** within two miles from industrial sites



Naturally Advantaged: Unique Water Qualities

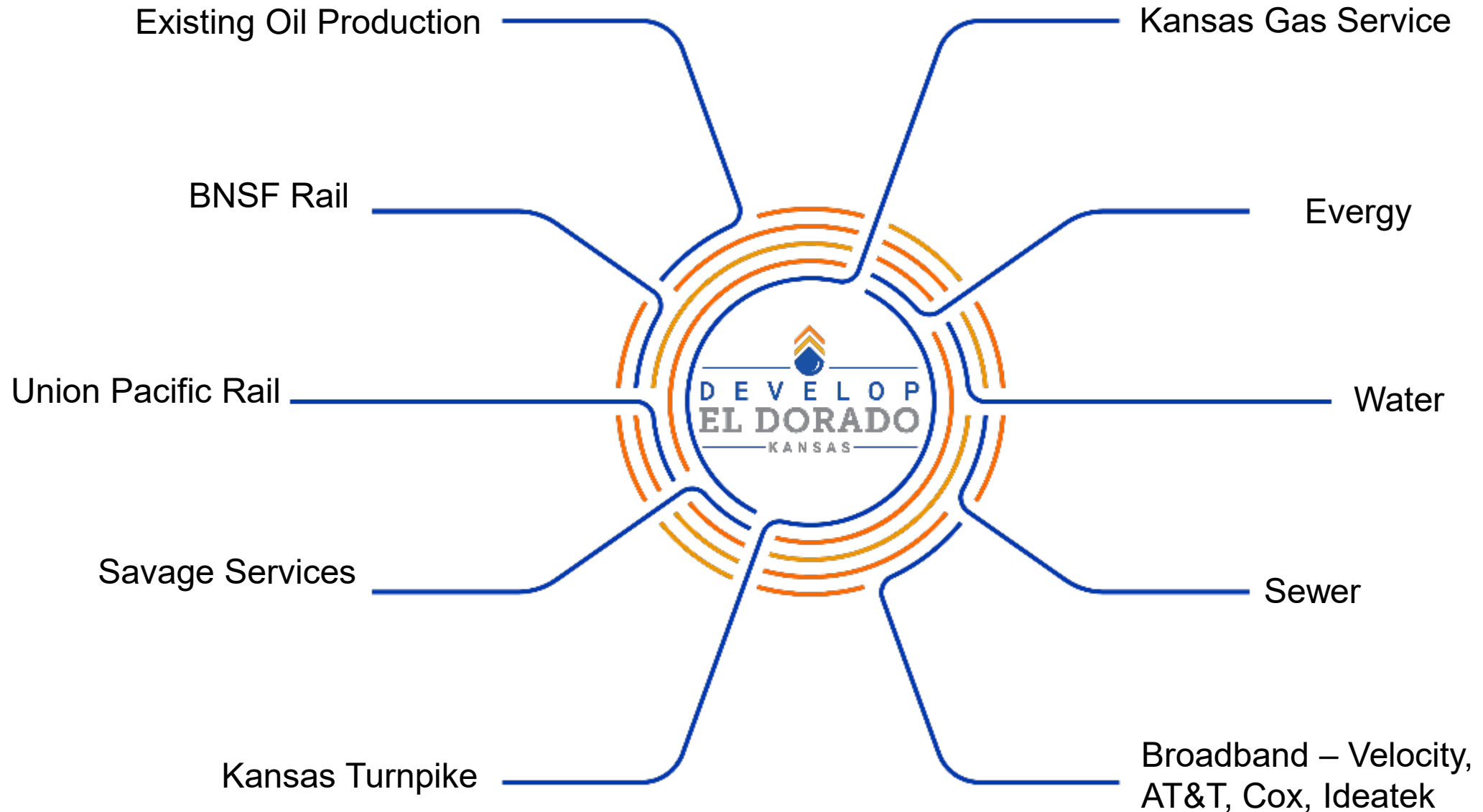


- City of El Dorado owns all of the water storage in El Dorado Lake through a contract with the US Army Corps of Engineers
- 8,400 acre lake - storage capacity of over 50 billion gallons
- 10 MGD of “firm or drought resilient” water supply is currently available for industrial use.
- 33.4 MGD - Amount of water we can withdraw 83% of the time without dropping the lake more than 5 feet.
- El Dorado Lake has significant excess capacity, providing a reliable water supply to drive regional economic development
- Since El Dorado Lake was built, the City has never required conservation measures
- Pristine water source comes from a watershed of 90% tallgrass prairie, yielding unsurpassed raw water quality.
- Current cost for bulk customers is \$1.63/1000 gallons

Naturally Advantaged: Parcel Sizes

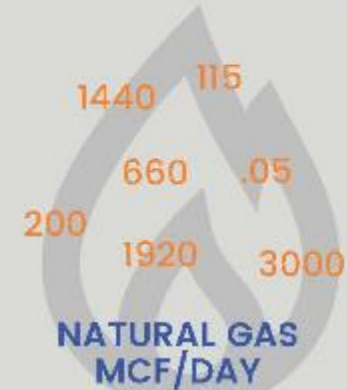
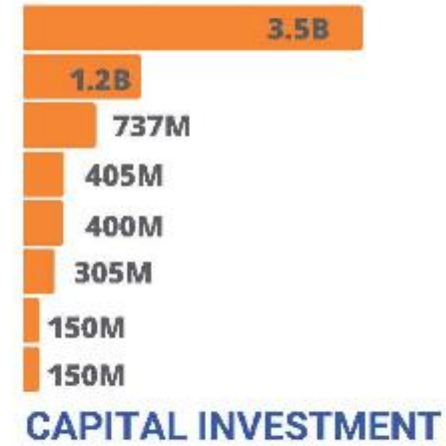
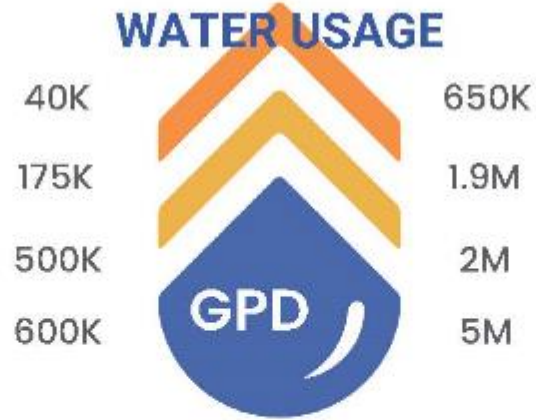


Transportation & Utilities



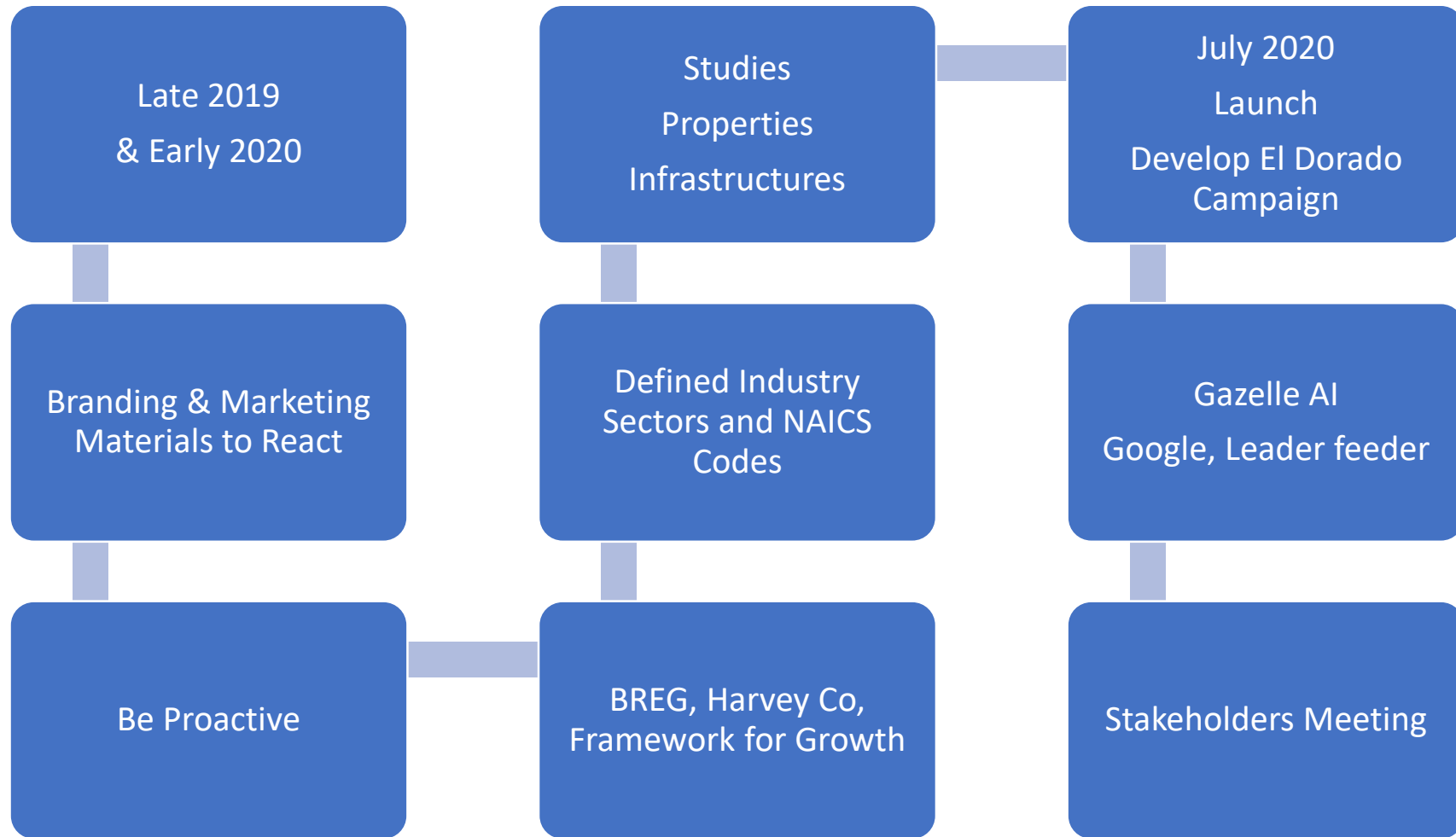


CURRENT INTEREST





ATTRACTION CAMPAIGN



Attraction Campaign: Identify Target Industries

To identify target industries, a committee was formed to research NAICS. Through their efforts and with several published research studies done outside of El Dorado, three digit NAICS in these five industries were identified:



**Advanced
Manufacturing
and Materials**



Oil and Gas
infrastructure,
support, and
transportation
companies



Agriculture



**Transportation
and Logistics**



**Data
Centers**

Implementing the Attraction Campaign

NAICS Manufacturing Codes targeted

- 311 – Food Processing
- 312 – Beverage
- 325 – Chemical
- 326 – Plastics
- 332 – Metal
- 333 – Machinery
- 518210 – Data Processing, Hosting and Related Services
- **Challenge To Identify Companies**



Attraction Campaign: Identify Target Industries

El Dorado engaged with Kansas Global Trade Services to ***determine a comprehensive list of high-volume industries worldwide using NAICS Codes.***

- **Factors in identifying prospects**

- water usage
- livable wage jobs
- access to the supply chain

- **Using Gazelle.ai business intelligence**

- companies with a G-Score of 4 or higher were selected
- Gazelle.ai yielded 500 global companies
- 22 companies identified as “high priority”

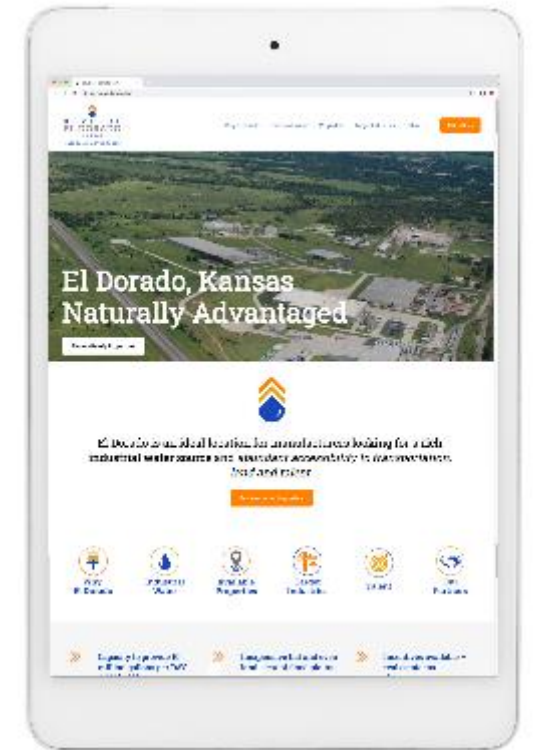
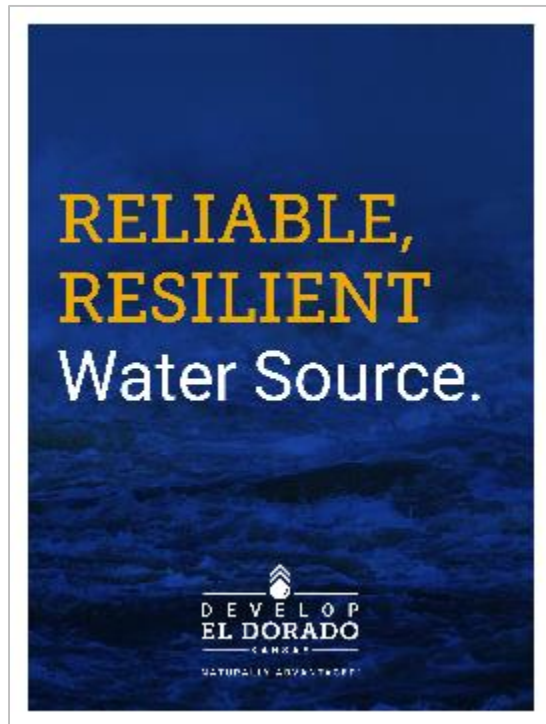


G-Score is an AI-powered metric that indicates how likely a company is to expand.

Attraction Campaign: Plan and Strategy

Efforts to launch the campaign included a long-term, highly targeted marketing plan and implementation strategy:

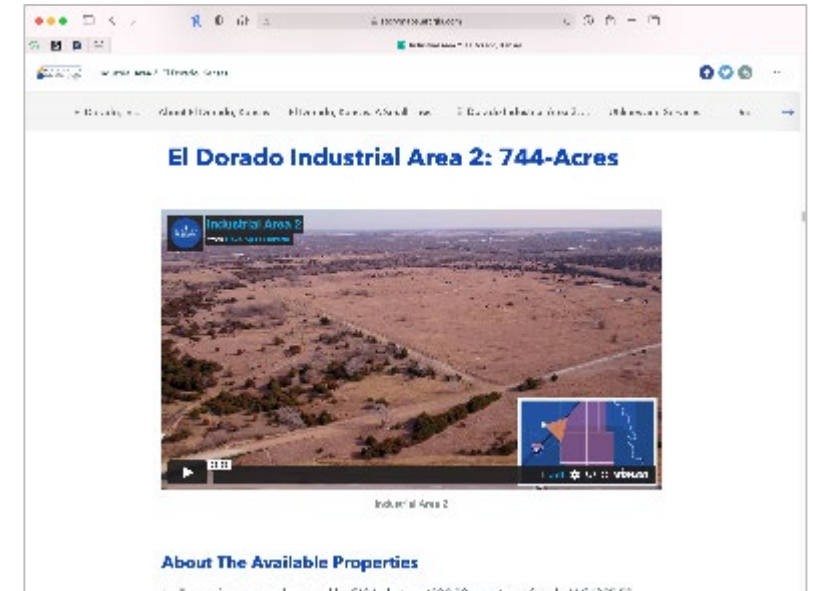
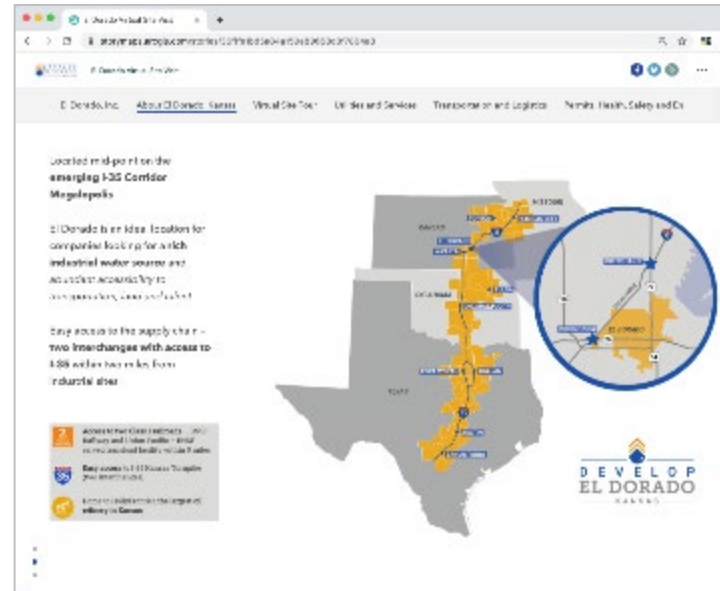
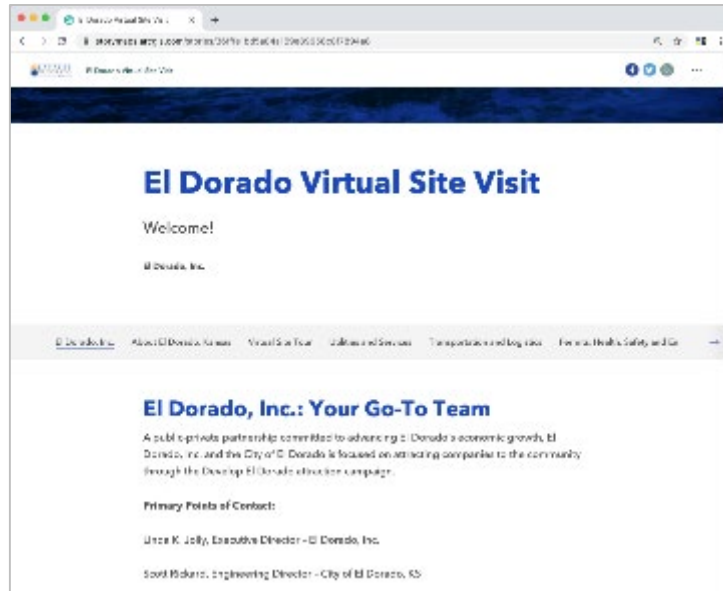
- Campaign centric **website**
- Email and direct **mail**
- **Online promotion** Google tools
- General brochure and individual site **marketing materials**



Attraction Campaign: Updates

Virtual Tours

Implemented “virtual site tours” for Industrial Area 2 and 744+ acres which included drone video, infrastructure and site details



<https://www.developeldorado.com/virtual-site-tours>

Develop El Dorado Partners



EL DORADO INC.

EL DORADO
K A N S A S



Grizzly, LLC.

GRAVITY::WORKS
ARCHITECTURE



Develop El Dorado Partners: Featured Projects



BG Products Global Distribution Center – El Dorado, KS

Size of project: \$22 million | 140,000 SF new building | 50,000 SF existing warehouse renovations

Project Details:

- Public Road Design improvements for the City of El Dorado were coordinated and designed concurrently with facility design
- Primary structure was concrete, but steel construction was used to provide architectural elements such as a large translucent panel wall
- The fire protection involved in-rack sprinklers for the main warehouse area. BG's product packaging diversity created a unique challenge that did not fit the 'normal' descriptions in the industry codes.
- Lightning protection and tornado protection
- Integration of state-of-the-art warehousing processes
- Coordination with Local, State and Federal incentive program parameters
- Coordination and site design for tank farms and associate raw and finish material handling



Develop El Dorado Partners: Featured Projects



Koch (Corporate Headquarters)

3 Million Dollar Subcontract (Total 210,000 SF)

- 50,000 SF Cast in Place Basement
- Pile Caps on Deep Auger Cast Piles
- 15'-0" Tall Gang Formed Basement Walls
- 3 Story with 5 ½" Slab on Deck
- Over 10K CY of Structural Concrete



Develop El Dorado Partners: Featured Projects



INDUSTRIAL ENERGY – Norman, OK MANUFACTURING FACILITY EXPANSION & LRTU TESTING LAB

Engineering Challenge:

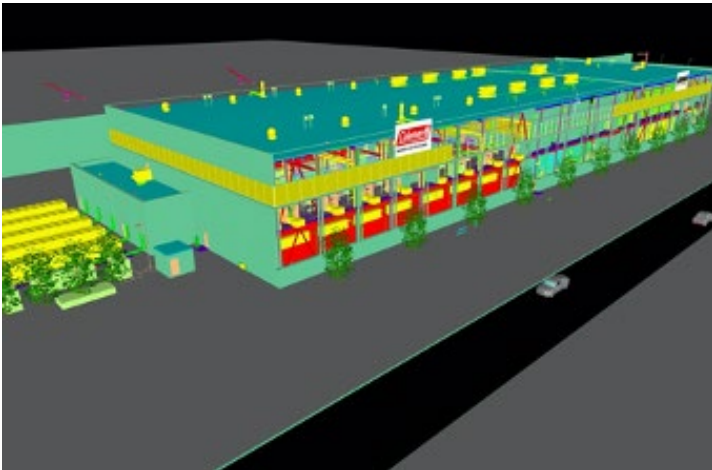
- Designing a multi-phase manufacturing plant expansion while keeping the connecting facility operational nearly 24.7 – all on an aggressive schedule.

Engineering Success:

- Design of a 212,000 SF manufacturing plant expansion and 38,000 SF receiving and office area
- Design of a 120,000 SF state-of-the-art HVAC testing laboratory
- 3D laser scanning / 3D model
- Site Master Plan – new entrance layout, truck staging and parking areas, stormwater drainage, and utility relocations and upgrades

Scope of Services:

- Mechanical
- Electrical
- Plumbing
- Structural
- Civil
- Landscape Architecture
- Survey

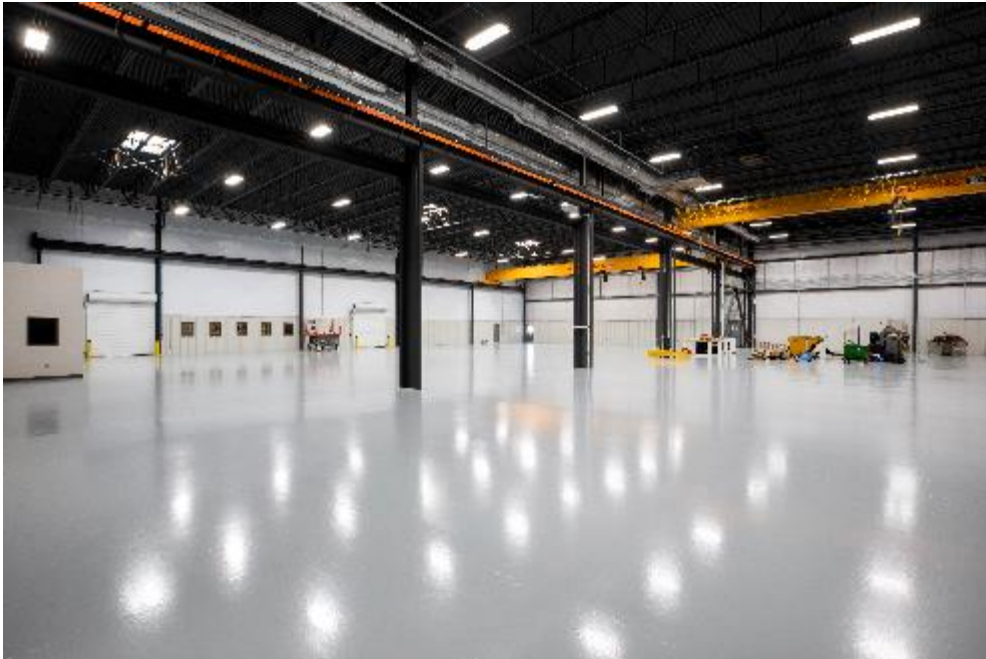


Develop El Dorado Partners: Featured Projects

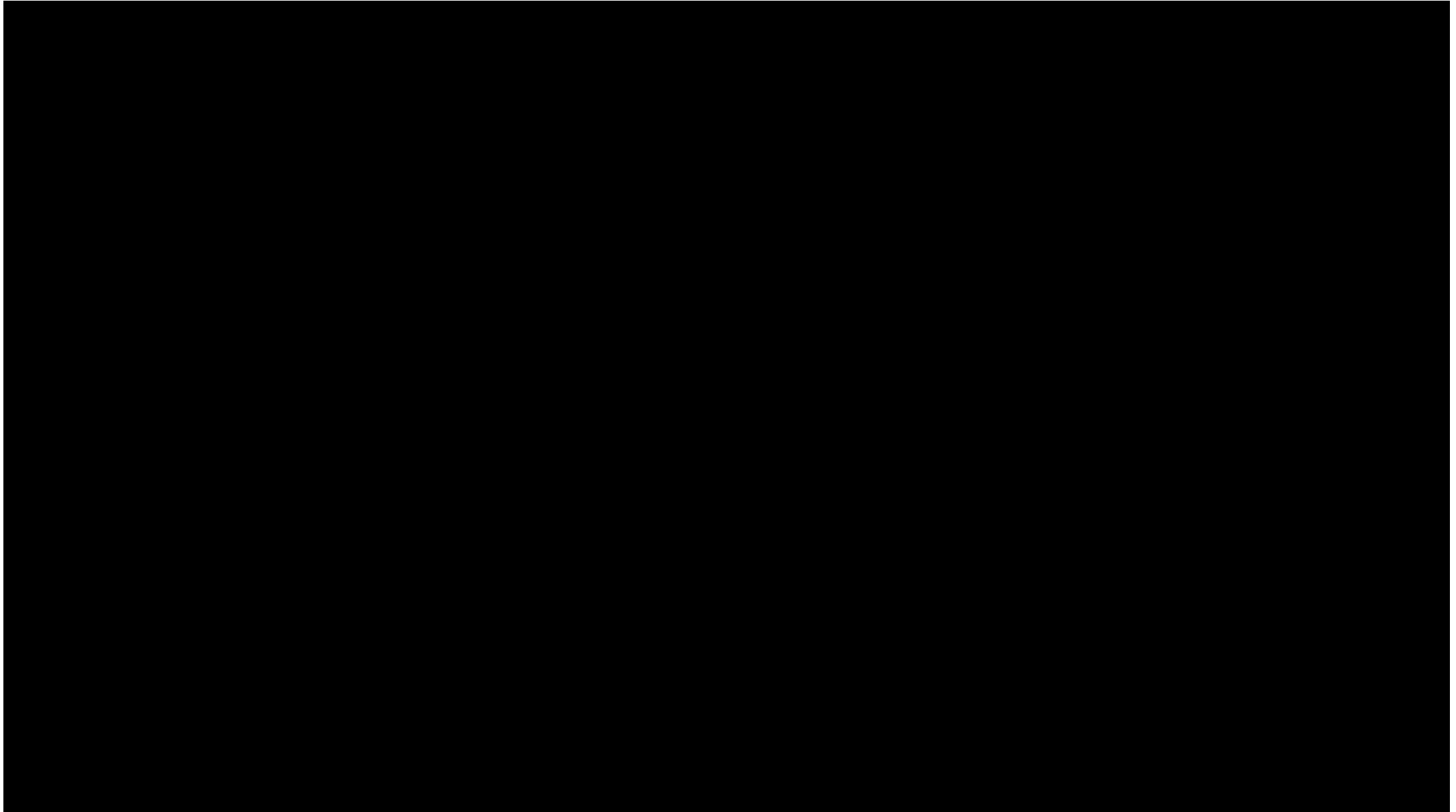


Viega ProPress II Metal Fittings Expansion – McPherson, KS

Viega ProPress II Metal Fittings Expansion building was completed in 2019 by Conco Construction. The local general contractor expanded a 200,000 square foot facility used primarily to manufacture special metal fittings. Conco has built several expansion projects for Viega over the past few years.



El Dorado Industrial Area 2: 744 Acres





**WHAT WILL IT TAKE
TO CLOSE DEALS?**

What will it take to close deals?

- City of El Dorado & El Dorado, Inc.
 - Workforce Information
 - Better understanding of oil, gas, production and pipeline activity with all parcels
 - Work toward certified sites
 - Focus on Pro-active Marketing to bring more prospects to the table
 - Increase capacity of water/sewer treatment plants for prospects needing > 1MGD
 - Better understanding of Broadband capacity and availability
- West Industrial Area
 - 1 MGD water user
 - Current Environmental Audits
- East Industrial Area
 - Current Environmental Audits and compliance with EUCA
 - New Everyg Sub-station

CONTACT US:

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Scott Rickard, Engineering Director – City of El Dorado, KS
316.321.9100 • info@developeldorado.com

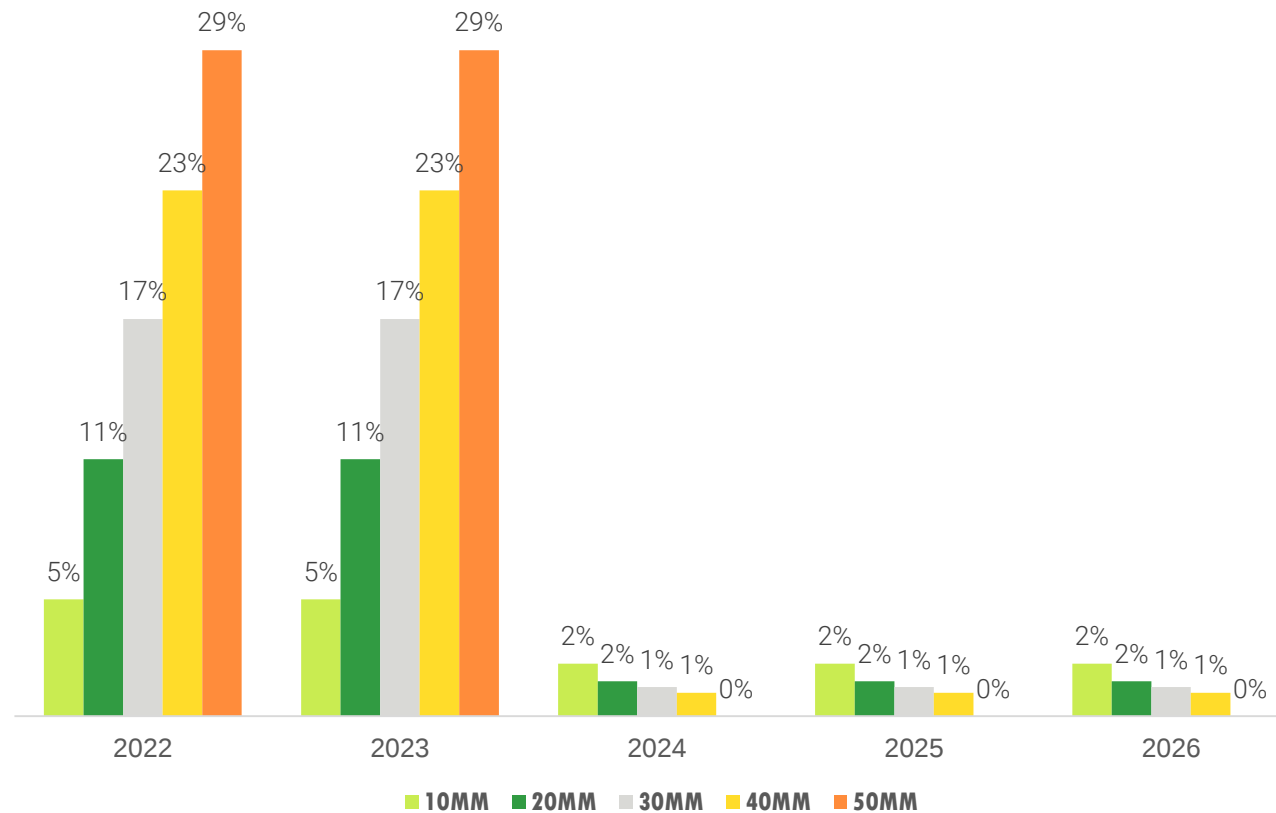
Lake Debt Scenarios

City of El Dorado, Kansas
June 15, 2021

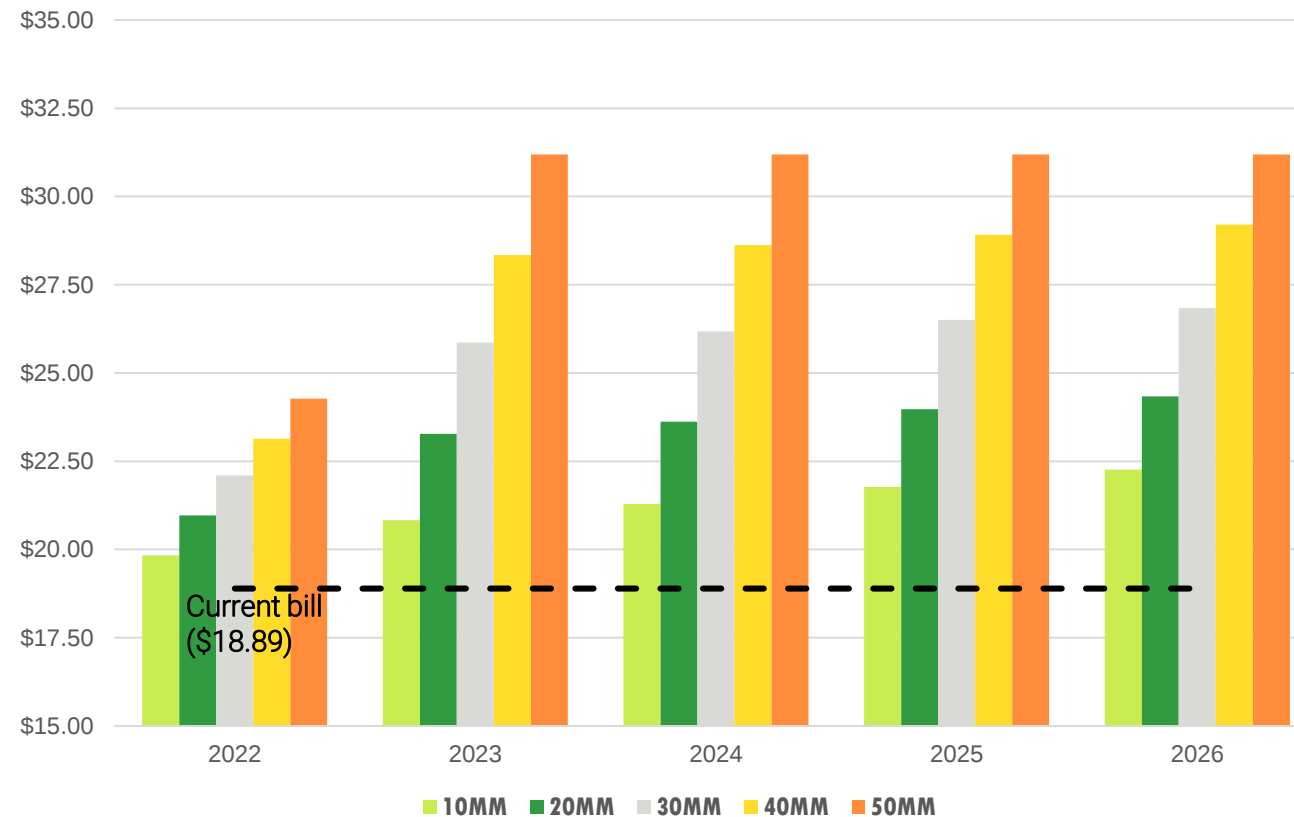
Tom Kaleko, Principal
Jack Ryan-Feldman, Director



Projected annual rate increases



Monthly bill for residential user (5,000 gal)



Estimated interest cost savings

Scenario	Total interest cost	Savings
Do nothing	\$357,831,973	
\$10MM	\$295,114,607	\$62,717,366
\$20MM	\$234,216,735	\$123,615,238
\$30MM	\$173,318,863	\$184,513,109
\$40MM	\$112,420,992	\$245,410,981
\$50MM	\$51,523,120	\$306,308,853
Full takeout 7/1/22	\$28,532,009	\$329,299,964

*Balance at 7/1/22: \$53,775,355.48