



EL DORADO CITY COMMISSION - REGULAR MEETING AGENDA
CITY HALL – 220 E. FIRST AVENUE
March 4, 2024 - 5:30 PM

- 1. Call to Order**
- 2. Roll Call**
- 3. Invocation** - Pastor Debbie McCluer, Nazarene
- 4. Pledge of Allegiance**

Proclamations and Recognition

- 5. Severe Weather Preparedness Week Proclamation**

Personal Appearances. Personal appearances are opportunities for organizations or citizens to make special presentations before the City Commission. Such appearances are scheduled in advance of the meeting by calling City Clerk Emerald Ashlock at (316) 321-9100 by 5:00 pm the Tuesday preceding the meeting. Presentations are limited to ten minutes. Any presentation is for information purposes only; no action will be taken.

- 6. Excess Sales Tax Recommendations**

Public Comments. Persons who wish to address the City Commission regarding items not on the agenda and that are under the jurisdiction of the City Commission may do so when called upon the Mayor. Comments on personnel matters and matters pending in court are not permitted. Speakers are limited to three minutes. Any presentation is for information purposes only; no action will be taken.

Consent Agenda *(Consent agenda items will be acted on by one motion unless a majority of the City Commission votes to remove an item for discussion and separate action.)*

- 7. City Commission Meeting Minutes from February 19, 2024**
- 8. Approval of a Temporary Cereal Malt Beverage License for Butler Community College on March 29, 2024, to expire at 11:00 PM on that same day.**

Old Business

- 9. None.**

New Business

- 10. Consideration of the Request to Set the Public Hearings to Consider the Demolition of Dilapidated Homes at 434 W. Cave Springs Avenue, 1108 Shelden Street, 308 N. Taylor Street, 724 N. Topeka Street, 616 W. Towanda Avenue, 817 N. Washington Street, and 619 N. Taylor Street.**

11. Consideration to accept a bid of \$699,655.55 from APAC-Kansas, Inc. and award a contract for the resurfacing of N. Main Street from 6th Avenue to McCollum Road.

Discussion Items

12. None

Reports

13. City Commission and Advisory Board Updates
14. City Manager

Adjournment

15. Consideration of a motion to adjourn

EL DORADO
K A N S A S

PROCLAMATION

THE CITY OF EL DORADO, KANSAS

WHEREAS, The severe weather and tornado season in Kansas has always been known as a potentially dangerous time, historically producing property damage, injuries, and even loss of life; and

WHEREAS, Since 1990, the National Weather Service has issued over 1,000 Severe Thunderstorm Warnings and more than 90 Tornado Warnings for Butler County. These included the storms that produced the deadly 1991 F-5 tornado and the destructive 2022 EF-3 tornado that impacted the City of Andover and rural Butler County.

WHEREAS, Everyone is potentially at risk during severe weather and tornado season, which reaches its peak in Kansas between March and June; and

WHEREAS, The National Weather Service, in conjunction with the State of Kansas and local jurisdictions, will be conducting a statewide tornado drill on Wednesday, March 6th at 11:00 a.m.; and

WHEREAS, The purpose of Severe Weather Preparedness Week is to heighten the public’s understanding of the dangers associated with severe weather and tornadoes,

NOW, THEREFORE, be it resolved that I, Mayor Bill Young, proclaim the week of March 4th through March 8th, 2024 in the City of El Dorado, Kansas as

SEVERE WEATHER PREPAREDNESS WEEK

IN WITNESS THEREOF, I have hereto set my hand and caused the Official Seal of the City of El Dorado, Kansas to be affixed on the 4th day of March 2024.

Mayor Bill Young

Seal

Emerald Ashlock, City Clerk

The El Dorado City Commission met in a regular session on February 19, 2024, at 5:30 p.m. in the Commission Room with the following present: Mayor Bill Young, Commissioner Kelly Tetrick, Commissioner Syndee Scribner, Commissioner Leon Leachman, Commissioner Kendra Wilkinson, City Manager David Dillner, Assistant City Manager Tabitha Sharp and City Engineer Scott Rickard. Absent: City Attorney Ashlyn Lindskog.

VISITORS

Mike Holton	220 E 1 st Ave	El Dorado, KS
Emily Connell	El Dorado Main Street	El Dorado, KS
Phil Benedict	El Dorado Chamber	El Dorado, KS
Eddie Dean Jr.		El Dorado, KS
Wes Struthers		
Samantha Ghareeb	SEH Inc	

CALL TO ORDER

Vice Mayor Leon Leachman called the February 19, 2024, meeting to order.

INVOCATION

Pastor Stan Martin, First Presbyterian, opened the meeting with an invocation.

PLEDGE OF ALLEGIANCE

The City Commission leads the Pledge of Allegiance.

PERSONAL APPEARANCE

EL DORADO CHAMBER OF COMMERCE ANNUAL REPORT

El Dorado Chamber of Commerce Director Phil Benedict presented the City Commission with a review of Chamber accomplishments from 2023 and their plan for 2024.

PUBLIC COMMENT

Vice Mayor Leon Leachman opened the floor for public comments.

Steve Fellers stated that there is a big need for childcare in El Dorado. He thanked the City Staff and Commissioners for all that they are doing.

CONSENT AGENDA

Approval of City Commission minutes from January 16, 2024, Work Session minutes from January 31, 2024, and City Commission meeting minutes from February 5, 2024.

Approval of the Appropriation Ordinance No. 12-23 in the amount of \$1,581,287.96.

Commissioner Kendra Wilkinson moved to approve the consent agenda.

Commissioner Kelly Tetrick seconded the motion.

Motion carried 4-0.

PUBLIC HEARING

There were no public hearings scheduled.

OLD BUSINESS

There was no old business.

NEW BUSINESS

CONSIDERATION OF THE ANNEXATION OF THE PROPERTY LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 26 SOUTH, RANGE 5 EAST, BUTLER COUNTY, KANSAS.

City Engineer Scott Rickard stated that Wes Struthers has submitted a petition seeking the annexation of approximately 78 acres of vacant land along W Towanda Ave. The current zoning designation for the property is AG-40, and the petitioner aims to rezone it to R-3 Multi Family to facilitate future housing development. In alignment with the City of El Dorado Sub-Division Regulations, the property owner will also petition for infrastructure improvements to support anticipated growth when development is ready.

Vice Mayor Leon Leachman asked if there was a downside to this project.

City Engineer Scott Rickard stated that there are always things to consider such as the impact on city services. He stated that they should also consider that it would also bring more residents.

Eddie Dean Jr stated that they are going to be working in phases. He stated that depending on the help from the City and State will determine how many they will open in the first section.

Commissioner Syndee Scribner asked if they are building duplexes or townhomes.

Eddie Dean Jr stated that they are planning twin homes on the far east side and single-family housing for the rest.

City Engineer Scott Rickard stated that R-3 is the most flexible residential zoning that we have.

Commissioner Kelly Tetrick motioned to approve an Ordinance for Consideration of the Annexation of the property located in the west half of the Northeast Quarter of Section 9, Township 26 South, Range 5 East, Butler County, Kansas.

Commissioner Syndee Scriber seconded the motion.

Motion carried 4-0.

DISCUSSION ITEMS

There were no discussion items.

REPORTS**CITY COMMISSION AND ADVISORY BOARD UPDATES**

Vice Mayor Leachman stated that the Experience El Dorado met and that there was a lot of good discussion over 2024 and the upcoming events.

Commissioner Kendra Wilkinson stated that EFABC talked about turf and track. She stated that they are working with Greenbush. She stated that there was a walkthrough for those companies interested in the project and 3 companies showed up. She stated that bids are due back on March 6th.

CITY MANAGER REPORT

City Manager David Dillner stated that City Staff will be meeting with the Bond Council to map out the process for issuing those bonds and to discuss the financing of it. City Manager David Dillner stated that the Central Avenue Project Bidding starts soon. He stated that those will be due at the end of April. He stated that at the May 1st meeting they plan to have the Engineer come and give the commission an overview. He stated that it would be a great opportunity to ask questions.

City Manager Dillner stated that the Constant Creek project will be bid at the same time. He stated that there are a couple of easements that the city needs to secure. He stated that the property owners are out of state and have sold the properties, so staff is working through this.

City Manager Dillner stated that the Transportation Master Plan is in the public engagement phase. He stated that the survey is out and will be running until the end of March. He stated that we are encouraging citizens to go online and take it.

City Manager Dillner stated that El Dorado Inc. is drafting an RHID Policy and will go to the Commission for approval soon.

City Manager Dillner stated that he and Mayor Young met with the gentleman from the Newspaper. He stated that they concluded that the best way to move forward is to designate the City's Website as the Official Publication of the City and to also to continue to publish in the Newspaper to provide that means of notification to the community.

City Manager Dillner stated that they will have a Housing Work Plan Discussion at the February 28th work session, the Economic Development Work Plan Discussion at the March 13th Work Session, and the Quality-of-Life Work Plan Discussion at the following work session.

ADJOURNMENT

Commissioner Kendra Wilkinson moved to adjourn the meeting at 6:15 p.m.

Commissioner Syndee Scribner seconded the motion.

Motion carried 4 – 0.

City Clerk Emerald Ashlock

Mayor Bill Young

TO: City Commission
FROM: Scott Rickard
SUBJ: Consideration of the Request to Set the Public Hearings to Consider the Demolition of Dilapidated Homes at 434 W. Cave Springs Avenue, 1108 Shelden Street, 308 N. Taylor Street, 724 N. Topeka Street, 616 W. Towanda Avenue, 817 N. Washington Street, and 619 N. Taylor Street.
DATE: March 4, 2024

Background:

To address dangerous and unfit structures, staff have determined six properties that an ultimate resolution needs to be addressed. Those properties are 434 W. Cave Springs Avenue, 1108 Shelden Street, 308 N. Taylor Street, 724 N. Topeka Street, 616 W. Towanda Avenue, and 817 N. Washington Street. Chapter 15.16 of the El Dorado Municipal Code sets forth the process to address dilapidated structures.

Attachments:

1. Joseph Wright 434 W. Cave Springs Condemned
2. Zachary Fleming 1108 S. Shelden Condemned
3. Vogel 308 N Taylor St. Condemned
4. William Ward 724 N Topeka St. Condemned
5. William Eisiminger 616 W Towanda Condemnation
6. Tracie Austin 817 N Washington St
7. 2024 Resolution Dangerous Structures

Policy Issue:

Should the City set public hearings to proceed with condemnation hearings for certain properties identified as a nuisance? By setting public hearing, the City allows the condemnation process to move forward while giving the property owner time to address the structural or building issues needing resolution.

Fiscal Impact:

The City has allocated funds to its building demolition fund to raze structures not in compliance with building and nuisance codes. The City pays for the cost of razing dangerous and dilapidated structures, although the property is ultimately responsible for these costs. Following the demolition, the City levies a special assessment against the property to recover its cost of demolition if the property owner does not reimburse the City for its expenses. Properties with prolonged delinquent property taxes, including special assessments, may be subject to a tax foreclosure sale.

Trade-offs:

Advantages of Condemnation:

- **Public Safety:** Condemning and addressing dangerous or nuisance structures directly enhances public safety by eliminating hazards that can lead to injury or worse. This is the primary concern and benefit.
- **Community Aesthetics and Morale:** Removing nuisance properties can improve the overall appearance of a community, potentially increasing property values and community morale.
- **Economic Development:** Clearing condemned properties can make way for new development, attracting investment and revitalizing neighborhoods.
- **Legal and Policy Compliance:** Condemnation processes ensure that the city adheres to its legal and policy mandates to maintain safe and healthy living conditions for its residents.

Disadvantages of Condemnation:

- Displacement: Condemning residential properties might displace residents, leading to potential homelessness or forcing them into less desirable living situations.
- Financial Burden: The process can be financially taxing for both the city and property owners. For the city, the costs involve not just the condemnation process but also potential demolition and site clearing. Property owners might face financial loss and the burden of finding new accommodations.
- Community Relations: Aggressive condemnation strategies can sour relations between city management and community members, especially if residents feel the process is unfair or targets vulnerable populations.
- Potential for Litigation: Property owners may challenge condemnations, leading to lengthy and costly legal battles that can strain city resources and delay redevelopment projects.

Staff Recommendation:

Staff recommends approving the resolution and setting the public hearing for May 20, 2024.

Commission Action:

Commissioner _____ moved to approve the resolution authorizing the scheduling of a public hearing on May 20, 2024, at 5:30 pm to abate or remove dangerous structures located at 434 W. Cave Springs Avenue, 1108 Sheldon Street, 308 N. Taylor Street, 724 N. Topeka Street, 616 W. Towanda Avenue, and 817 N. Washington Street.

Commissioner _____ seconded the motion.

Re: Property located at: 434 W. Cave Springs Ave.

January 15, 2015, a letter was sent to the owner Aaron Wright Vehicles and trailers parked in yard is not parked on a hard surface. Debris throughout the property and on front porch.

July 22, 2019, a letter was sent to the owner Aaron Wright vehicles parked in city right-of-way are not parked on a hard surface. Trailer storing trash and debris. The trailer parked in side yard is not parked on a hard surface. There are limbs and debris in the front yard.

May 5, 2020, a letter was sent to the owner Aaron Wright tall grass and weeds throughout the property. Vehicles/trailers parked throughout the property are not parked on a hard surface. Trash and debris throughout the property.

May 27, 2020, a letter was sent to the new owner Joseph Wright vehicles and trailers parked throughout the property are not parked on a hard surface. Trash, metal, tires, and debris throughout the property.

June 16, 2020, Citation #114466C and 114467C was issued to the owner Joseph Wright.

February 8, 2021, the property is in full compliance with citation #114466C and 114467C.

July 20, 2021, a letter was sent to the owner for tall grass and weeds throughout the property.

June 29, 2022, a letter was sent to the owner for a camper being used as living quarters. Camper parked in back yard is not parked on a hard surface. There is trash and debris throughout the property.

July 26, 2022, Citation #116351C was issued to Joseph Wright.

August 22, 2022, the property is in full compliance with citation #116351C.

January 31, 2023, a letter was sent to the owner for unfit unsafe structure. The structure is severally dilapidated. The block foundation is crumbling and several holes in the foundation to let vermin and rodents under/in the structure. The roof is dilapidated and does not have adequate weather protection. The front porch has several structural issues. The siding, windows, doors, eaves, and soffits are dilapidated and does not have adequate weather protection. Several spots on the structure the siding is falling off or has holes. Firewood, trash, and debris throughout the property. Not properly registered Corvette parked in driveway. Vehicles parked throughout property are not parked on a hard surface.

March 21, 2023, Citation #116492C, 116493C was issued to Joseph Wright.

July 12, 2023, Citation #116334C was issued to Joseph Wright.

August 22, 2023, a letter was sent to the owner for tall grass and weeds throughout the property.

September 12, 2023, Citation #117198C was issued to Joseph Wright.

October 2, 2023, in full compliance with citation #117198c.

February 7, 2024 there is a warrant for Joseph Wright for failure to appear in court.





Re: Property located at: 1108 S. Shelden St.

September 21, 2011 letter was sent to tenant for non-registered vehicles parked in driveway and tires in driveway.

November 8, 2011 Citation#107845C was issued to John Hise for non-registered vehicle parked in driveway.

November 8, 2011 Citation#107846C was issued to John Hise for trash and debris by garage.

November 28, 2011 property in full compliance.

May 3, 2012 letter was sent to tenant debris in backyard.

March 18, 2013 letter was sent to tenant for trash and debris in driveway and on trailer.

February 3, 2014 letter was sent to owner for trailer storing trash and debris in driveway. Trash and debris throughout driveway.

February 25, 2014 Citation#109469C was issued to Zachary Fleming for tires, trash, and debris throughout property.

March 17, 2014 property in full compliance.

January 13, 2015 letter was sent to tenant for not properly registered vehicle parked in driveway.

February 3, 2015 Citation#109981C was issued to Patty Sheeley for not properly registered vehicle parked in driveway.

May 20, 2015 Citation#111015C was issued to Patty Sheeley for not properly registered vehicle parked in driveway.

January 10, 2017 letter was sent to tenant for non-registered silver/white passenger vehicle parked in driveway. Not properly registered dark color passenger vehicle parked in driveway.

January 31, 2017 letter was sent to tenant for non-registered silver passenger vehicle parked in driveway. Not properly registered dark color passenger vehicle parked in driveway.

May 23, 2017 Citation#112145C issued to Patty Sheeley for container left in street

June 12, 2017 in full compliance.

July 3, 2017 letter was sent to tenant for inoperable not properly registered vehicle parked in driveway. Couch and debris in front yard.

July 14, 2017 Citation#112212C was issued to Patty Sheeley for trash left by curb.

September 11, 2017 property in full compliance.

March 20, 2018 letter was sent to tenant non-registered silver passenger vehicle in driveway.

April 17, 2018 Citation#112530C Patty Sheeley for non-registered silver passenger vehicle parked in driveway.

May 21, 2018 property in full compliance.

September 24, 2018 Citation#112971C issued to Patty Sheeley for containers left in street days after collection.

October 15, 2018 property in full compliance.

June 13, 2019 letter was issued to Owner for unfit unsafe structure. The foundation is crumbling and missing in several spots. There is siding that is falling off the structure and is dilapidated with inadequate weather protection. The soffits and window jams have wood rot. There are several electrical and plumbing issues. There is a hot water tank that has been installed without a permit. There is no roofing permit on file for this structure. It has inadequate weather protection. There is old furniture, trash, tires, and debris throughout the property.

July 18, 2019 Citation#113564C was issued to Zachary Fleming for tires, limbs, trash, and debris throughout the property. #113655C Hazardous Structure.

August 19, 2019 Citation #113709C was issued to Zachary Fleming for tires, limbs, trash and debris throughout the property. #113712C Hazardous Structure.

February 10, 2020 in full compliance ONLY ON CITATIONS #113709C, 113564C.

May 6, 2021 letter was sent to tenant for old furniture and debris in front yard. Trash and debris in driveway. Basketball goal by curb. Tall grass and weeds throughout the property.

May 25, 2021 Citation#115131C was issued to Kayla Smith for trash and debris by containers. Appliance and debris in driveway. Basketball goal in front yard.

July 26, 2021 property in full compliance.

March 28, 2023 letter was sent to Owner for unfit unsafe structure. There are several structural issues. The walls are imploding and separating from the foundation. The foundation is crumbling and cracking in several areas. The roof and guttering is dilapidated and does not have adequate weather protection. The siding, soffits, and eaves have wood rot and dilapidated. They do not have adequate weather protection. Front door is dilapidated. There are several electrical, gas, and plumbing issues.

June 16, 2023 Citation#116281C Hazardous Structure. #116282C trash and debris throughout the property.

June 26, 2023 Citation#116294C was issued to Zachary Fleming containers left in street.

January 11, 2024 Citation#117502C was issued to Zachary Fleming. There has been no change to the property.





Re: Property located at: 308 N. Taylor St.

June 6, 2017 letter for tall grass and weeds sent to Marie Edmonds.

November 29, 2017 letter for tires and trash throughout driveway sent to Marie Edmonds.

January 3, 2018 Citation #111899C for trash and debris in backyard to Marie Edmonds.

January 29, 2018 property in full compliance.

January 12, 2022 Structure received extensive fire damage.

April 13, 2023 letter was sent for unfit unsafe structure has received extensive fire damage. Several structural issues. Roof is dilapidated and the back section of the roof has received extensive fire damage. Siding, soffits, and eaves are dilapidated with damage from the fire. Several windows are broken. The back deck has wood rot. The garage is severally dilapidated and has structural issues. Old furniture, trash, and debris throughout property. Pile of debris by back deck. Two inoperable vehicles parked on the property. Tall grass and weeds throughout the property. Letter was sent to the Marie Edmonds Estate.

February 7, 2024, nothing has changed on the property other than a garage received extensive fire damage and was removed. The building permit is to expire on February 12, 2024, with no work being done in the six months of having the permit. I have received complaints on the structure for having the fire damage and nothing being done about the looks of the property. The city should have fire proceeds from insurance company.



Re: Property located at: 724 N Topeka St.

May 2, 2017 letter sent for tall grass and weeds to Michael Stevens.

December 11, 2017 Citation #111833C containers left in street issued to Michael Stevens.

June 7, 2018 letter sent for tall grass and weeds to Michael Stevens.

May 7, 2019 letter sent for tall grass and weeds to Michael Stevens.

May 10, 2021 letter sent for tall grass and weeds to Michael Stevens.

January 18, 2022 unfit unsafe structure. Severally dilapidated structure. Leaves and debris on the roof. Missing shingles on the front south side of the structure. Dilapidated roof. Dilapidated siding, eaves, soffits, and windows they do not have adequate weather protection. Camper in driveway being used as living quarters.

March 24, 2022 Citation #116831C camper being used as living quarters, 116832C Hazardous Structure issued to Michael Stevens.

June 2, 2022 letter sent for tall grass and weeds to Michael Stevens.

April 10, 2023 after several appearances in court there was no resolution it was dismissed with court costs.

June 15, 2023, letter was sent to the owner Jacob Moore unfit unsafe structure. Severally dilapidated structure. Leaves and debris on the roof. Missing shingles on the front south side of the structure. Dilapidated roof. Dilapidated siding, eaves, soffits, and windows do not have adequate weather protection. Trash and debris throughout the backyard. Tall grass and weeds throughout the property.

August 3, 2023 Citation #117006C was issued to Jacob Moore.

December 18, 2023 Citation #117006c was dismissed with no court cost. Jacob did not correct the violation and sold the property to William Ward.



Re: Property located at: 616 W. Towanda Ave.

January 8, 2019, letter was sent to the tenant for trash and debris under carport.

April 23, 2019, letter was sent to the owner for tall grass and weeds throughout the property.

May 26, 2021, letter was sent to the owner for tall grass and weeds throughout the property.

June 30, 2021, Citation #115190C was issued to William Eisiminger for tall grass and weeds throughout the property.

August 30, 2021, in full compliance with Citation #115190C

May 12, 2022, letter was sent to the owner for tall grass and weeds throughout the property.

December 22, 2022, letter was issued to Owner for unfit unsafe structure. The property has been without water, electricity, and gas service for a significant period of time. I received a complaint from the VA and Carlise that the inside of the property is full of rubbish, trash, debris, and animal feces. The carport is collapsing. The roof is dilapidated and does not have adequate weather protection. The soffits, siding, and eaves have wood rot and do not have adequate weather protection. There is a large tree down in the front yard. Throughout the backyard there is trash and debris. The shed in the backyard is dilapidated.

February 10, 2023, a citations was issued to William Eisiminger 116206C and 116207C.

After several court appearances the case was set for trial November 15, 2023. William did not appear in court. The court requested it be sent over to the commission for condemnation.

There have been several contractors looking at the property and all have reported back to me that there is a vat inside the structure and the smell is so horrific that you cannot be inside the structure for any length of time without getting sick. The serious contractors are not interested in the property because of the price of what the owner wants, and they were looking to tear down and build new.



Re: Property located at: 817 N. Washington St.

May 10, 2018, letter was sent to the owner David Ottaway tall grass and weeds throughout the property.

March 17, 2021, letter was sent to the owner David Ottaway unfit unsafe structure. There are several structural and foundation issues. The front porch lacks foundation support. The siding, soffits, and windows are dilapidated and do not have adequate weather protection.

May 2, 2022, a letter was sent to the owner Tracie Austin tall grass and weeds throughout the property.

August 8, 2023, letter was sent to the owner Tracie Austin tall grass and weeds throughout the property.

May 16, 2023, letter was sent to the owner Tracie Austin unfit unsafe structure. The structure has received extensive fire damage. There are several foundation issues. The foundation is cracking and pulling away from the structure in several areas. The siding, roof, eaves, and soffits are dilapidated and does not have adequate weather protection. There are several missing windows making the structure unsecure. The front porch has several structural issues. The front and back door has received fire damage. Limbs, lumber, and debris throughout the backyard.

June 20, 2023, Citation #116293C was issued to the owner for Hazardous Conditions to appear July 17, 2023.

October 23, 2023, Citation #117372 was issued to the owner for Hazardous Conditions to appear November 20, 2023. The structure has collapsed to the ground and no clean-up work has been done. The court has continued the case to February 26, 2024.



RESOLUTION NO

A RESOLUTION AUTHORIZING THE SCHEDULING OF A PUBLIC HEARING FOR THE PURPOSE OF ABATING OR REMOVING DANGEROUS STRUCTURES KNOWN AS 434 W CAVE SPRINGS, 1108 S SHELDEN, 308 N TAYLOR, 724 N TOPEKA, 616 W TOWANDA & 817 N WASHINGTON. 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 MAY 20, 2024, AT 5:30 PM IN THE COMMISSION ROOM OF CITY HALL AT 220 E FIRST AVENUE EL DORADO, KS 67042.

Legal Descriptions:

434 W Cave Springs-Beginning at the Southwest Corner of Block 31, Original Town, now City of El Dorado, Butler County, Kansas, thence East 75 feet, thence North 132 feet, thence West 75 feet, thence South 132 feet to the point of beginning.

1108 S Shelden- Lot 3, Block 3 in Shelden's Addition to the City of El Dorado, Butler County, Kansas.

308 N Taylor- Lot 30 and the North Half of Lot 28 on Taylor Street in E.L. Lower's Addition to the Town now City of El Dorado, Butler County, Kansas

724 N Topeka-The North 10 feet of Lot 142 and all of Lot 143, Hulls Addition to the City of El Dorado, Butler County, Kansas

616 W Towanda- Beginning at the Southwest Corner of Block 44 in the Original Town, now City of El Dorado; thence North 141.5 feet, more or less, to a point that is 132 feet South of the Northwest Corner of said Block 44; thence East 65 feet, more or less, to a point that is 150 feet West of the East line of said Block 44; thence South 141.5 feet, more or less to the South line of said Block 44; thence West 65 feet, more or less to the Point of Beginning, in Butler County, Kansas

817 N Washington- Lot 10, EXCEPT the North 3 feet, and all of Lots 11 and 12, Block 4 North El Dorado Addition, to the City of El Dorado, Butler County, Kansas.

ADOPTED by the City Commission of the City of El Dorado, in Butler County, Kansas, the

4th day of March 2024.

Bill Young
Mayor

Attest:

Emerald Ashlock
City Clerk

TO: City Commission
FROM: Scott Rickard
SUBJ: Consideration to accept a bid of \$699,655.55 from APAC-Kansas, Inc. and award a contract for the resurfacing of N. Main Street from 6th Avenue to McCollum Road.
DATE: March 4, 2024

Background:

The Engineering Department received bids for a resurfacing preservation project on N. Main Street. The project will provide a two-inch mill and overlay on N. Main Street from 6th Avenue to McCollum Road. The project received \$400,000 from the Kansas Department of Transportation's (KDOT) City Connecting Link Improvement Program (CCLIP). This program provides funds to assist municipalities with the cost of resurfacing state highways running through town.

Attachments:

1. Bid tab

Policy Issue:

Per the Purchasing Policy, the City Commission reviews bids in excess of \$100,000 and awards the contract to the best bidder.

Fiscal Impact:

KDOT's CCLIP grant will provide \$400,000 to the project, and the City will contribute the remaining balance of the total project cost. The City will pay its portion of the project from the \$500,000 in sales tax proceeds annually allocated to street rehabilitation.

Trade-offs:

Financial Considerations:

- Reduced Flexibility: The City's financial flexibility decreases as the \$500,000 allocated for annual street maintenance would now partly or wholly cover the local share of the highway project, potentially reducing funds available for other local street improvements.
- Budget Allocation: The commitment of a significant portion of the street maintenance budget to the highway project may necessitate the reprioritization of street projects, with the maintenance of some local streets possibly being deferred or scaled down.

Impact on Local Infrastructure:

- Potential for Neglect of Local Streets: There is an increased risk that the needs of local streets might be overshadowed by the project, leading to the potential deterioration of local infrastructure if not adequately addressed in future budgets.
- Strategic Investment: On the other hand, investing funds in a major thoroughfare could offer long-term benefits by enhancing critical infrastructure used by many people within the community and travelers coming to and moving through El Dorado. Nearly every resident uses this section of N. Main Street to access the El Dorado Middle and High Schools.

Community and Policy Considerations:

- Community Expectations: The decision to accept the CCLIP funds and complete the project may affect community perception, particularly if residents feel that local streets are being

neglected in favor of a state highway that might not directly benefit their daily lives. As previously mentioned, many residents use this thoroughfare to access the middle and high schools. Approximately one-third of the community's population lives to the west of the proposed project and uses this route daily to travel around El Dorado.

- Long-term Planning and Budgeting: This scenario underscores the importance of long-term financial planning and the potential need to seek additional funding sources or to reallocate future budgets to balance the investment in the highway with the ongoing need for local street maintenance.

Staff Recommendation:

Staff recommends accepting the bid of \$699,655.55 from APAC-Kansas, Inc. and proceed with the requested improvements.

Commission Action:

Commissioner _____ moved that since APAC-Kansas, Inc. has submitted the lowest and best bid of \$699,655.55 for Project No. 610, the City Manager be directed to award the contract to said contractor, providing that the company furnish the proper bonds.

Commissioner _____ seconded the motion.

BID TABULATIONS

2/28/2024

 Project No. 610-Pavement Improvements N Main (6th-McCollum)
 KDOT Project No. 77-8 U-2464-01

ITEM NO.	DESCRIPTION	ENGINEER'S ESTIMATE				APAC-Kansas		Pearson Construction	
		UNIT	QTY	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 92,000.00	\$ 92,000.00	\$ 39,000.00	\$ 39,000.00	\$ 47,000.00	\$ 47,000.00
2	Traffic Control	LS	1	\$ 61,000.00	\$ 61,000.00	\$ 23,000.00	\$ 23,000.00	\$ 30,000.00	\$ 30,000.00
3	Asphalt Milling (2")	SY	42,155	\$ 3.00	\$ 126,465.00	\$ 2.50	\$ 105,387.50	\$ 1.75	\$ 73,771.25
4	Asphaltic Concrete Overlay (2:)	Ton	4,586	\$ 120.00	\$ 550,320.00	\$ 102.00	\$ 467,772.00	\$ 105.00	\$ 481,530.00
5	Full Depth Pavement Replacement	SY	105	\$ 350.00	\$ 36,750.00	\$ 68.00	\$ 7,140.00	\$ 125.00	\$ 13,125.00
6	Adjust Valve Box	Ea	5	\$ 500.00	\$ 2,500.00	\$ 475.00	\$ 2,375.00	\$ 600.00	\$ 3,000.00
7	Adjust Manhole Ring & Cover	EA	7	\$ 1,000.00	\$ 7,000.00	\$ 1,000.00	\$ 7,000.00	\$ 1,250.00	\$ 8,750.00
8	Pavement Marking (Thermoplastic)Yellow 4"	LF	15,572	\$ 1.50	\$ 23,358.00	\$ 0.55	\$ 8,564.60	\$ 0.55	\$ 8,564.60
9	Pavement Marking (Thermoplastic)White 6"	LF	4,277	\$ 2.00	\$ 8,554.00	\$ 0.80	\$ 3,421.60	\$ 0.80	\$ 3,421.60
10	Pavement Marking (Thermoplastic)Yellow 12"	LF	275	\$ 8.00	\$ 2,200.00	\$ 7.00	\$ 1,925.00	\$ 7.00	\$ 1,925.00
11	Pavement Marking (Intersection Grade) White 24"	LF	137	\$ 18.00	\$ 2,466.00	\$ 13.00	\$ 1,781.00	\$ 13.00	\$ 1,781.00
12	Pavement Marking (Intersection Grade) White Left Turn Arrow	EA	9	\$ 300.00	\$ 2,700.00	\$ 220.00	\$ 1,980.00	\$ 220.00	\$ 1,980.00

Total Base Bid	\$ 915,313.00	\$ 669,346.70	\$ 674,848.45
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ADD ALTERNATE									
1	Hot Pour Crack Sealing	LF	15,543	\$ 3.00	\$ 46,629.00	\$ 1.95	\$ 30,308.85	\$ 1.85	\$ 28,754.55

Total Bid Alternate	\$ 46,629.00	\$ 30,308.85	\$ 28,754.55
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Grand Total Base Bid & Alternate	\$ 961,942.00	\$ 699,655.55	\$ 703,603.00
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