EL DORADO CITY COMMISSION - WORK SESSION AGENDA
CITY HALL – 220 E. FIRST AVENUE
January 14, 2026 - 5:00 PM

Work Session Discussion Items:

a. Aquatics Center/Pool Project
b. W. Central Parking Request
c. Commission Board Assignments

Regular Agenda Preview:

a. Items to be Placed on the Consent Agenda
    i. Meeting Minutes
b. Items to be Placed on the Regular Agenda

Reports:

a. City Commission Reports
b. City Manager Report

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TO:	City Commission
FROM:	David Dillner, City Manager
SUBJ:	Aquatics Center/Pool Project
DATE:	January 14, 2026

Summary:
Late in 2025, the City Commission asked the City Manager to conduct a survey of the community with respect to an aquatic center, construction of a new pavilion in Gordy Park or renovation of the existing bandshell in Forest Park, and the potential improvement of 9th Avenue. The City received over 800 surveys from the community. The attached presentation provides an overview of the results for the City Commission's information.

Attachments:
1. Aquatic Center Survey Results

Funding Source:
The Parks and Recreation Advisory Board has not reviewed the information or prepared a recommendation for the City Commission's consideration.

Operation Impact:
The City Commission should consider the following policy questions:

- **Should the City advance an aquatic center/pool improvement project? If so, what type of project should be constructed?**
- **Should the City construct a new pavilion in Gordy Park? Should the City renovate the existing bandshell in Forest Park?**
- **Should the City improve 9th Avenue? Should the City deviate from its existing street policy to improve 9th Avenue?**
- **Should the City pursue a sales tax to generate revenue for these projects and their ongoing operations and maintenance?**

Options/Alternatives:
The fiscal impact of these projects depends largely on which options are selected. The aquatic center/pool options range from $8 to $30 million. A new pavilion at Gordy Park is estimated to cost $1.1 million, while renovating the existing bandshell at Forest Park is estimated to cost $940,000. Finally, improvements to 9th Avenue are estimated to cost $1.8 million. In total, the options range in cost from $10.9 million to $33.1 million.

The City Manager recommends a sales tax to generate revenue to fund these projects if the City Commission decides to proceed. A property tax increase is anticipated to be too significant and politically unpopular for consideration as a viable funding source. In fact, the City received many comments from survey participants about the perceived high level of property taxes. A sales tax seems to have some political support and may be more viable as a funding source for these projects.

A special sales tax to fund the project ranges from 0.45% to 0.95%, depending on the scenario. It should be noted the two options could be best amortized over a ten-year period, while two options would need to be amortized over a twenty-year period because of their cost. Another important consideration is each option has two components for the sales rate. First, a portion of the rate would be used to finance construction and would sunset after the debt service related to construction was completed. This would be either a ten- or twenty-year schedule depending on the project and financing schedule.

Second, the remaining portion of the sales tax would be allocated to operations and maintenance (O&M) for the option selected. This applies to all options except for the base option because these options will increase the operational expenses of the pool from what exists today. Again, the city manager does not anticipate that much political support would exist for a property tax increase to offset the increased operational expenses.

The pavilion/bandshell project currently has $485,000 allocated from excess sales tax. The City Commission could either finance the remainder of the project with proceeds from an approved sales tax, or it could allocate future excess sales tax funds to the project until it is paid in full. This latter option would require the issuance of temporary notes unless the City Commission wanted to wait until sufficient excess sales tax funds were collected to cover the remaining balance of between $505,000 and $670,000. Financing the project would allow the City Commission to reallocate these funds to another priority.

Finally, the current discussion includes improvements to 9th Avenue in a sales tax question. This deviates from the City's existing street improvement policy that requires adjacent property owners to pay for a portion of improvements based on an equitable method of assessment. The primary reason for this deviation is that about 51% of the cost of improving 9th Avenue would be the responsibility of the general taxpayer because the City of El Dorado owns a significant percentage of the adjacent land and would also pay for city at-large expenses per policy. The City would need to pay for its share of the street from a property tax increase unless excess sales tax funds were allocated to improve the street. The City's street sales tax funds are not typically used to pay for street improvements unless otherwise authorized by the City Commission.

Staff Recommendation:

The City Manager recommends proceeding with a comprehensive project at Forest Park. This project includes an "enhanced" investment in the existing municipal pool and renovating the bandshell. Improving 9th Avenue only makes sense since it would serve as a primary entrance into the renewed park amenities. These improvements generally align with the Connect 2025 Parks and Recreation Master Plan and the comments received from the public in the recent survey.

Commission Action:

This item is for discussion purposes only. The City Commission will need to direct the City Manager on any further actions the governing body desires to take with respect to this issue.

Aquatic Center and Pavillion Survey Results

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www.eldoks.gov

Background

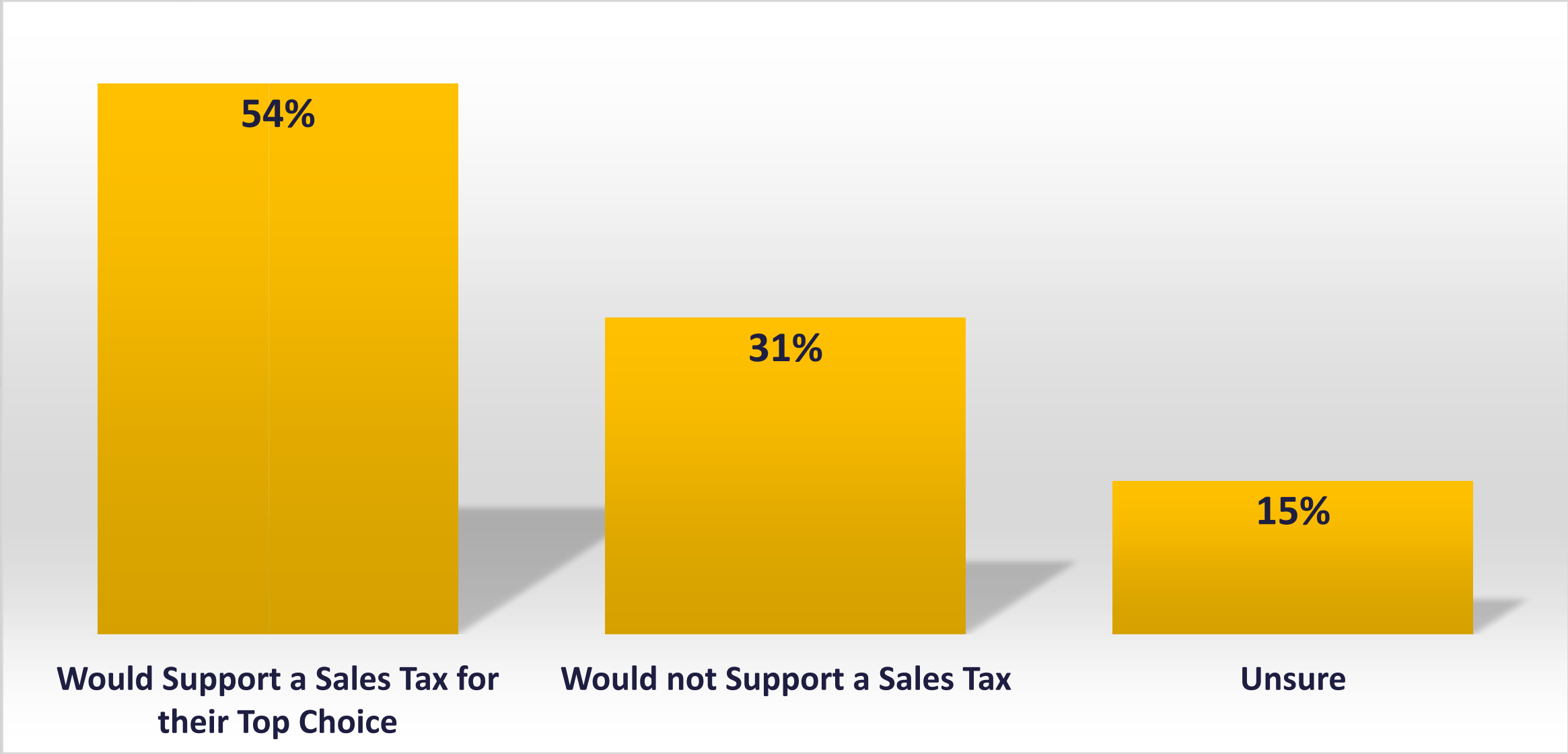
- The City mailed a survey to households to ascertain input on several projects under consideration by the City Commission:
  - Municipal pool improvements,
  - Community pavilion/band shell, and
  - 9th Avenue improvements.

- The City received 816 responses to this survey out of a total 4,411 sent (18% return rate)

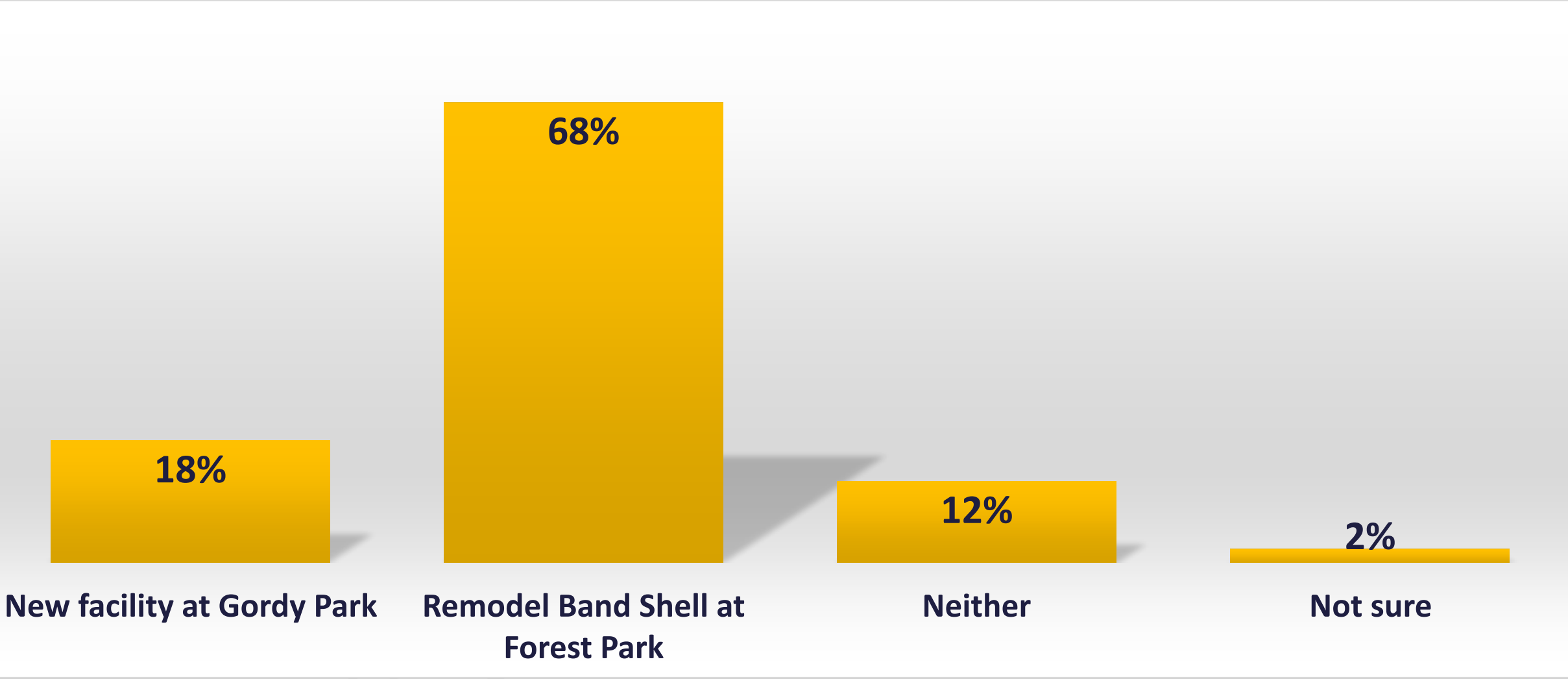
Municipal Pool Results

Rank	Pool Option
1	**Option B:** Enhancements of Existing Pool at Forest Park
2	**Option A:** Basic Update of the Existing Pool at Forest Park
3	**Option C:** Indoor & Outdoor Aquatics Center at Forest Park
4	**Option D:** Indoor & Outdoor Aquatics Center at Civic Center

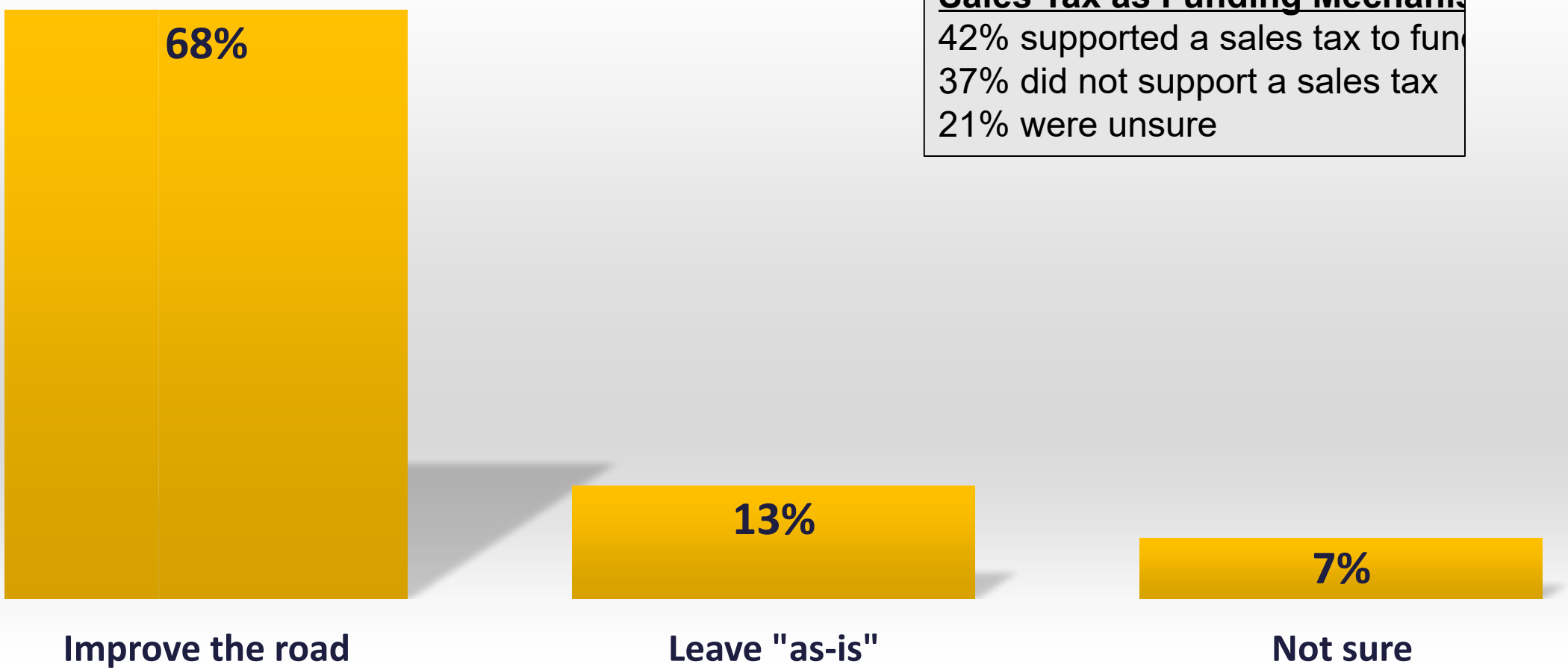
Municipal Pool Sales Tax Results



Pavilion/Band Shell Results



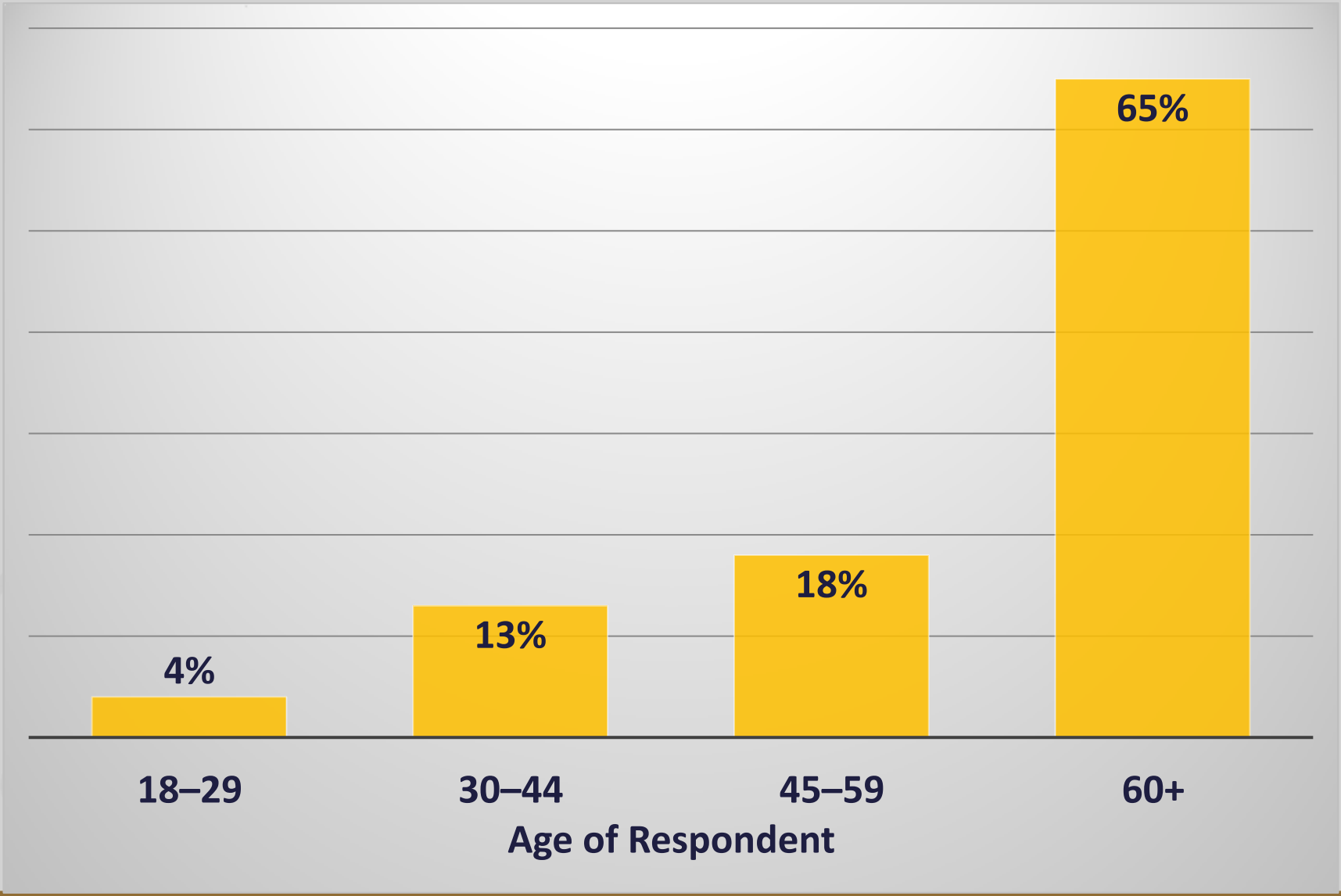
9th Avenue Results



Written Comments

- 117 respondents shared additional comments.
- Common themes included:
  - Concerns regarding high property taxes and a negative view of an additional sales tax.
  - Concern for the current condition of 9th Avenue.
  - Comments emphasizing the fact that 9th Avenue is an important through-street used by the public.
  - Emphasis on the historical aspect of the bandshell as a City landmark.
  - Not all residents are interested in additional pool amenities, such as pickleball courts, basketball courts, etc.

Demographic Information



Project Costs

Option	Description	Est. Construction Cost	Est. O&M Cost
Pool A	“Basic” Update Existing Pool	$8 million	Equivalent to today
Pool B	“Enhanced” Existing Pool	$12 million	$600,000
Pool C	“Enhanced Aquatic” Existing Pool	$11.3 million	$600,000
Pool D	Indoor/Outdoor Forest Park	$30.2 million	$1 million
Pool E	Indoor/Outdoor Civic Center	$30.2 million	$1 million

Option	Description	Est. Construction Cost
Gordy	New Pavilion at Gordy Park *	$1.1 million
Forest	Renovation of Band shell at Forest Park	$940,000

** The City allocated $485,000 from excess sales tax to this project.*

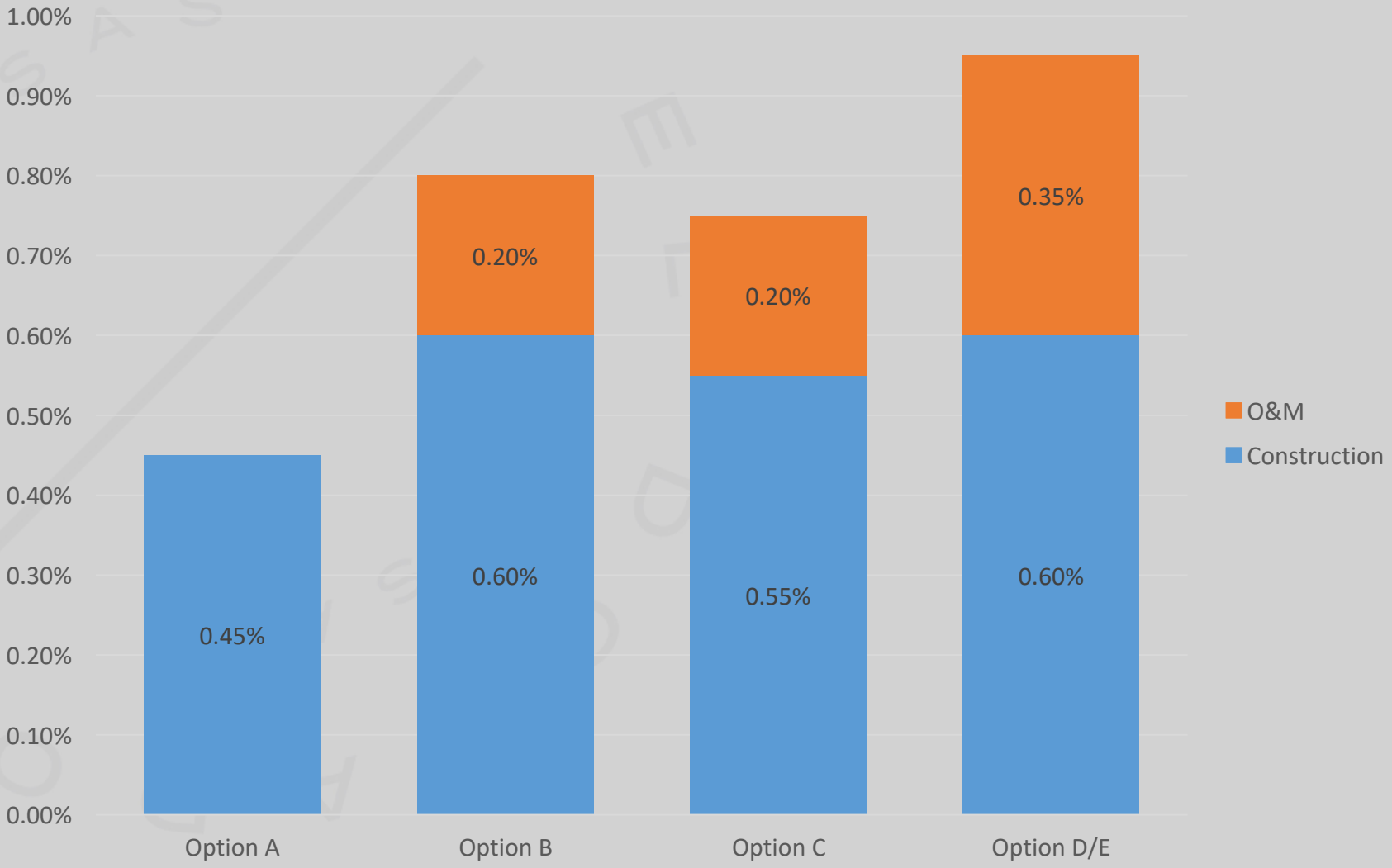
Option	Description	Est. Construction Cost
Street A	9th Avenue Improvements	$1.8 million

Sales Tax Scenarios

	Option A "Basic" Update	Option B "Enhanced" Existing	Option C "Enhanced" Aquatic	Option D Indoor/Outdoor
Pool	$8 million	$12 million	$11.3 million	$30.2 million
Pavilion/Band Shell	$1.1 million			
9th Avenue	$1.8 million			
TOTAL	**$10.9 million**	**$14.9 million**	**$14.2 million**	**$33.1 million**
Est. Debt Service	$1.28 million	$1.68 million	$1.6 million	$1.79 million
Estimated Sales Tax Rate				
Construction	0.45%	0.6%	0.55%	0.60%
Operations & Maintenance	NA	0.2%	0.20%	0.35%
Total Est. Sales Tax Rate	**0.45%**	**0.8%**	**0.75%**	**0.95%**

*Notes: Debt service decreases to $1.1 million without 9th Avenue Improvements, which means the sales tax rate would decrease approximately 0.2%. The construction rate will sunset after **10 years** for options A, B, & C and **20 years** for option D. The Operations and Maintenance (O&M) rate would continue in perpetuity unless replaced with another revenue source.*

Sales Tax Rate Comparison



Commission Decisions

- Which option to pursue for pool improvements?
- Which option for pavilion/bandshell improvements?
- Do we improve 9th Avenue?
- Do we pursue a sales tax in August (primary) or November (general)?

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TO:	City Commission
FROM:	Scott Rickard
SUBJ:	W. Central Parking Request
DATE:	January 14, 2026

Summary:

Property owners at 308 and 318 W Central Ave have raised ongoing concerns regarding parking and customer access in the 300 block. Following the Central Avenue project, the corridor was restriped to a consistent five lane section. That striping clarified that the historic curbside parking behavior in this block is not supported by the available roadway width. To provide a safe and functional solution without altering the arterial cross section, Engineering developed a concept for a small off street parking bay behind the curb line serving only these two frontages. Staff also prepared the typical initiating documents for an owner initiated improvement district, including a draft petition and cost estimate. Mr. Gerald Owen has indicated he requests that the City fund 100 percent of the project cost rather than proceeding under the shared cost approach in the draft petition.

Central Avenue functions as a primary arterial, and the five lane configuration is intended to maintain consistent operations and improve safety. In this block, the corridor does not have sufficient curbside offset to accommodate legal on street parking while maintaining standard lane widths and appropriate clearance. Staff have discussed the limitation and potential solutions with the involved owners multiple times, and prepared a concept that shifts parking outside the traveled way by constructing a concrete bay behind a roll curb. A draft petition was prepared under K.S.A. 12 6a01 et seq. to define an improvement district limited to the two benefiting parcels and establish a cost sharing framework consistent with typical owner initiated improvements.

Attachments:

1. 300blk central parking est.
2. 308 & 318 W Central Parking Cross Section
3. 308 & 318 W Central Parking Plan Updated
4. Petition - 308 & 318 W Central UPDATED
5. Response - Parking Concern 300 block W. Central Ave

Funding Source:

NA

Operation Impact:

Provide policy direction to staff on whether the City should maintain the standard cost sharing approach for an owner initiated improvement district for the proposed off street parking bay serving 308 and 318 W Central Ave, or whether the Commission wishes to consider a modified cost participation approach, including Mr. Gerald Owen’s request that the City at large cover 100 percent of the improvement cost.

Options/Alternatives:

Staff prepared a planning level estimate for the concept in the amount of $25,225. This estimate reflects the concrete work, curb work, removals, grading, and restoration needed to construct a functional parking bay and provide proper tie ins.

The draft petition proposes a cost apportionment that assigns approximately 52 percent of the estimated cost to the City at large, and approximately 48 percent to the improvement district comprised of the two fronting parcels.

City at large participation in the draft petition is intended to cover corridor-related components such as curb removal and replacement along Central Avenue, removals needed to establish the bay footprint, and one half of curb installation within the bay area.

The improvement district portion is intended to cover the elements that create the localized parking benefit, including the concrete bay surface, driveway reconstruction and access shaping, and other site-specific grading and restoration necessary to serve only these two parcels.

If the Commission is interested in a fully City funded approach, the full estimated cost would shift to the City at large. Direction would be needed on the intended funding source, and how the City would document the policy basis so similar localized requests can be addressed consistently.

Staff Recommendation:
Staff recommend maintaining the shared cost approach reflected in the draft petition. This approach is consistent with how the City typically handles owner initiated improvements that provide a direct and localized benefit, while still recognizing corridor related responsibilities that are appropriately City at large.

Commission Action:
This item is for discussion purposes only. The item will be scheduled for consideration at a regular meeting pending direction to do so by the City Commission.

Total Project Cost Estimate

Add Off Street Parking - 308 & 318 W Central Ave

Item #	Description	Units	QTY	Unit Price	Total
1	2'-6 Type 1 Curb & Gutter (Modified 7" Tall)	LF	124	$ 28.00	$ 3,472.00
2	2'-6" Type 2 Curb & Gutter	LF	113	$ 25.00	$ 2,825.00
3	6" Reinforced Concrete	SY	89.2	$ 90.00	$ 8,028.00
4	Removal of Exisitng Concrete and Excavation	LS	1	$ 8,500.00	$ 8,500.00
5	Adjust Water Meter & Add Drive-Over Lid	EA	2	$ 950.00	$ 1,900.00
6	Relocate Downspout Curb Drain	EA	1	$ 500.00	$ 500.00

Total $ 25,225.00

Improvement District Cost Estimate

Add Off Street Parking - 308 & 318 W Central Ave

Item #	Description	Units	QTY	Unit Price	Total
1	2'-6 Type 1 Curb & Gutter (Modified 7" Tall)	LF	62	$ 28.00	$ 1,736.00
2	2'-6" Type 2 Curb & Gutter	LF	0	$ 25.00	$ -
3	6" Reinforced Concrete	SY	89.2	$ 90.00	$ 8,028.00
4	Removal of Exisitng Concrete and Excavation	LS	0	$ 8,500.00	$ -
5	Adjust Water Meter & Add Drive-Over Lid	EA	2	$ 950.00	$ 1,900.00
6	Relocate Downspout Curb Drain	EA	1	$ 500.00	$ 500.00

Total $ 12,164.00

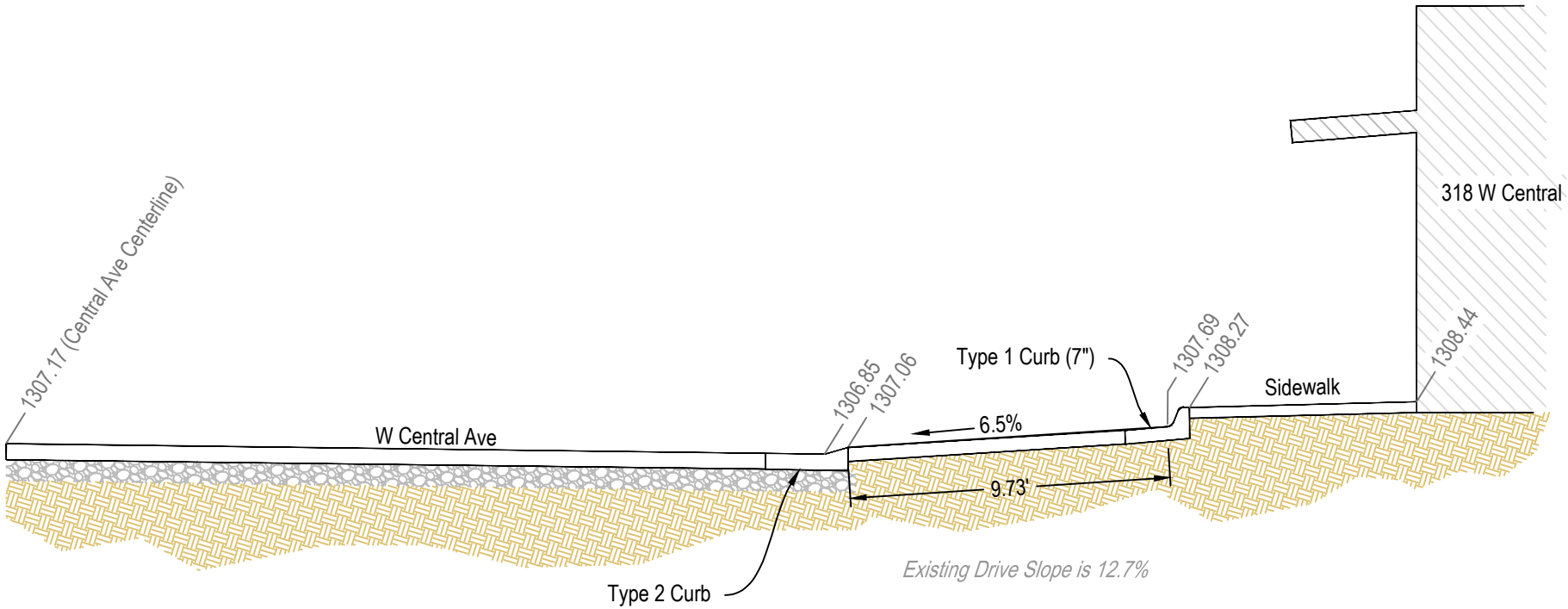
City at Large Cost Estimate

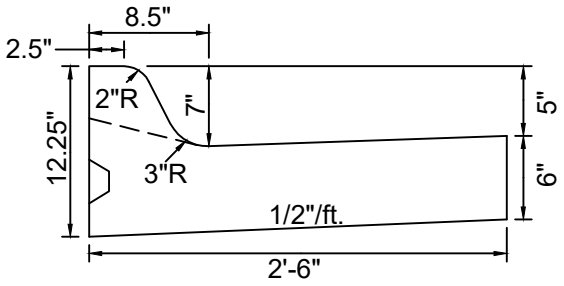
Add Off Street Parking - 308 & 318 W Central Ave

Item #	Description	Units	QTY	Unit Price	Total
1	2'-6 Type 1 Curb & Gutter (Modified 7" Tall)	LF	62	$ 28.00	$ 1,736.00
2	2'-6" Type 2 Curb & Gutter	LF	113	$ 25.00	$ 2,825.00
3	6" Reinforced Concrete	SY	0	$ 90.00	$ -
4	Removal of Exisitng Concrete and Excavation	LS	1	$ 8,500.00	$ 8,500.00
5	Adjust Water Meter & Add Drive-Over Lid	EA	0	$ 950.00	$ -
6	Relocate Downspout Curb Drain	EA	0	$ 500.00	$ -

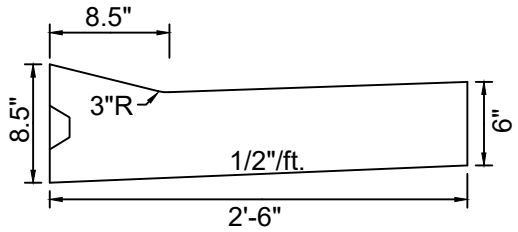
Total $ 13,061.00

Scott Rickard, City Engineer
City of El Dorado, KS





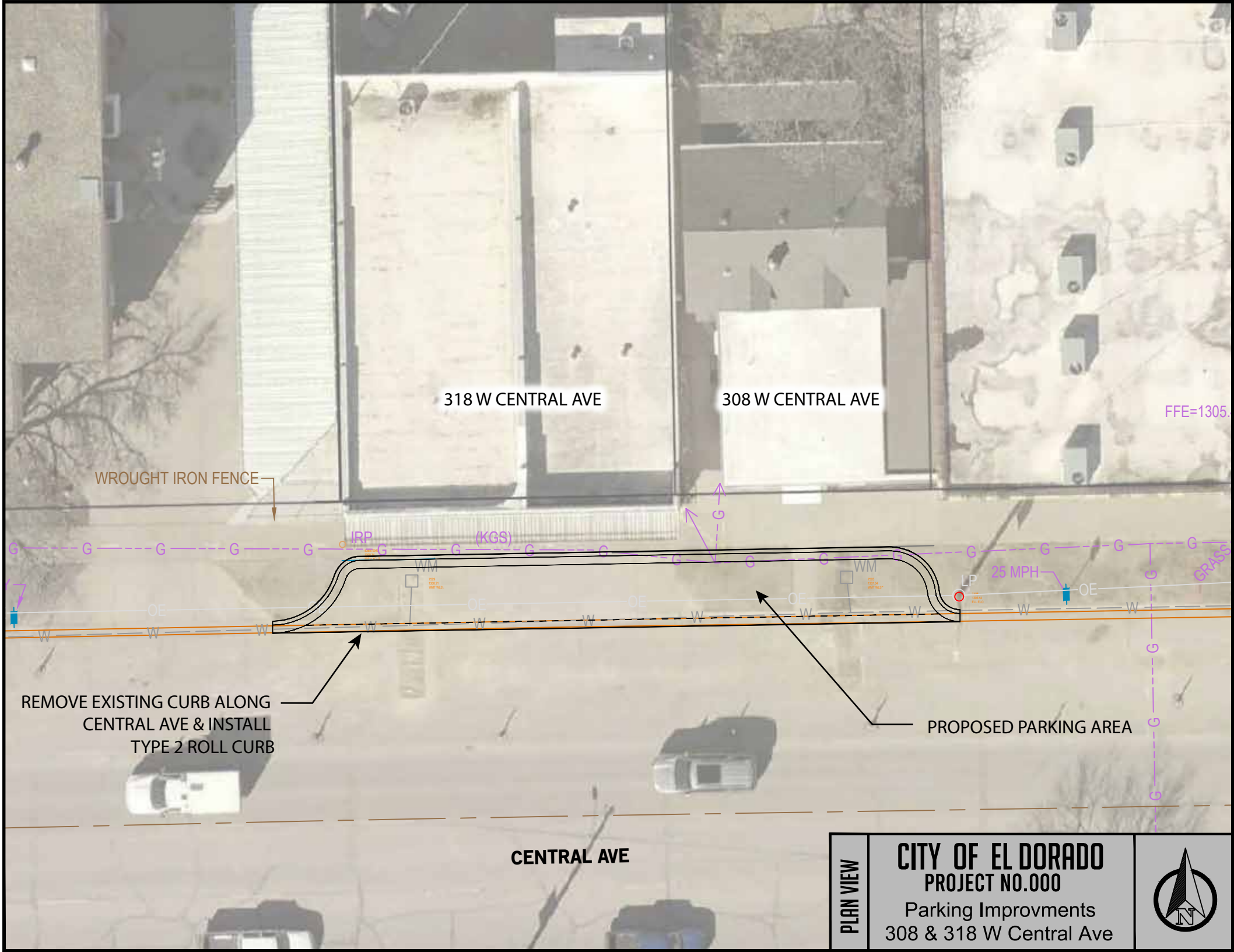
TYPE I 2'-6" CURB & GUTTER DETAIL



TYPE II 2'-6" CURB & GUTTER DETAIL

CROSS SECTION AND DETAILS

CITY OF EL DORADO
PROJECT NO.000
Parking Improvments
308 & 318 W Central Ave



PLAN VIEW

CITY OF EL DORADO

PROJECT NO.000

Parking Improvments
308 & 318 W Central Ave

PETITION
(Off-Street Parking Improvements 308 & 318 W Central Ave)

TO: The Mayor and City Commission (the "Governing Body")
El Dorado, Kansas

1. The undersigned, being the owners of record of the area liable for assessment for the hereinafter described proposed improvement of the City of El Dorado, Kansas (the "City"), do hereby request that said improvement be made in the manner provided by K.S.A. 12-6a01 *et seq*. (the "Act").

(a) The improvement proposed to be made is as follows (the "Improvements"):

Concrete parking improvments, to serve the area described as the Improvement District, all in accordance with City standards and plans and specifications prepared or approved by the City Engineer.

(b) The estimated or probable cost of the proposed Improvements is: $25,225.00; said estimated cost to be increased at the pro rata rate of 1 percent per month from and after the date of adoption of a resolution authorizing the Improvements.

(c) The extent of the improvement district (the "Improvement District") to be assessed for the costs of the proposed Improvements is:

308 W Central Ave – Lot 44 and the west half of lot 43, and beginning at the southwest corner of the east half of lot 43, thence north 120 feet, thence east 0.57 feet, thence south 120 feet, thence west 1.3 feet to the point of beginning, all in Lower's Addition to the City of El Dorado in Butler County, Kansas

318 W Central Ave – Lots 45 and 46 in Lower's Addition to the City of El Dorado in Butler County, Kansas

(d) The method of assessment is: Per Property

(e) The apportionment of the cost of the Improvements between the Improvement District and the City-at-large is: approximately $12,164.00 (or 48%) of the final project costs to be assessed against the Improvement District and approximately $13,061.00 or (52%) of the final project costs to be paid by the City-at-large. The City-at-large shall be responsible for the removal and replacement of the existing curb along Central Avenue as well as the removal of existing concrete and soil within the proposed off-street parking area. In addition, the City-at-large will assume responsibility for one-half (½) of the cost associated with the curb installation in the proposed off-street parking area.

In the event all or part of the lots or parcels in the proposed Improvement District are replatted before assessments have been levied, the assessments against the replatted area shall be recalculated on the basis of the method of assessment set forth herein. Where the ownership of a single lot is or may be divided into two or more parcels, the assessment to the lot so divided shall be assessed to each ownership or parcel on a square foot basis.

2. It is further requested that the proposed Improvements be made without notice and hearing as required by the Act.

3. Names may not be withdrawn from this Petition by the signers hereof after the Governing Body commences consideration of this Petition, or, later than seven (7) days after the filing hereof, whichever occurs first.

308 W Central Ave

Owner Signature	Dated	Owner Address
Gerald Owen _____ Signature Toni Owen _____ Signature		308 W Central Ave El Dorado, KS 67042

318 W Central Ave

Owner Signature	Dated	Owner Address
Chelsea Corp _____ Signature _____ Printed Name		318 W Central Ave El Dorado, KS 67042

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THIS PETITION was filed in my office on _____; and was examined, considered and found sufficient by the Governing Body on _____.

_____
City Clerk

EL DORADO
KANSAS

ENGINEERING

Tim Connell
Connell & Connell
318 West Central Avenue
P.O. Box 6
El Dorado, Kansas 67042-2102

July 3, 2025

Re: Street Improvements on West Central – Parking Concerns

Dear Mr. Connell,

David Dillner, City Manager, forwarded me your letter dated June 25, 2025, regarding the street improvements on West Central and your concerns about the loss of on-street parking in the 300 block.

First, I would like to express my sincere apologies for not recognizing that the changes to the street configuration might affect nearby property owners. Before receiving your letter, I was not aware that the area was being actively used for on-street parking. While there may have been occasional instances of vehicles stopping for short durations along the curb, it did not appear to be a regular or intended use of the space. Our intent in restriping this portion of Central Avenue was solely to improve the safety and efficiency of the corridor, not to diminish accessibility.

The segment of Central Avenue from Denver Street to Star Street was restriped to reflect a consistent 5-lane configuration, with two 12-foot travel lanes in each direction and a continuous center left-turn lane. This layout follows recognized Urban Arterial Standards. Prior to the restriping, this section had an inconsistent four-lane layout that visually suggested excess curbside space; however, the actual width available next to the curb was under six feet and insufficient to accommodate parking or provide safe clearance. There were no formally striped spaces in this block.

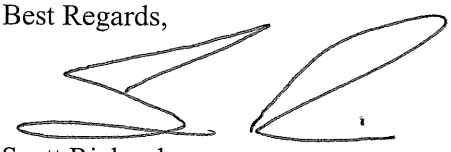
The 300, 400, and 500 blocks of West Central are significantly narrower than the East and West 100 blocks and the 200 block of Central Avenue. Those wider blocks have additional width that allows for on-street parking to be accommodated, while the narrower sections west of Star Street do not meet the required width to support both travel lanes and curbside parking.

Additionally, Central Avenue had been identified in the City's Transportation Plan as a priority corridor for the safety of vulnerable road users. The updated pavement markings help clarify traffic operations and reduce ambiguity that previously existed with the wider, outside lanes. While "No Parking" signs have not been installed, they are not required when pavement markings delineate travel lanes to the curb. In such cases, the space adjacent to the curb is designated for moving traffic, and on-street parking is not permitted even without signage.

That said, I completely understand your concern regarding the lack of advance notice, and I regret that we did not engage ahead of the project. Please know that this was not a deliberate oversight—it simply was not anticipated that the change would have an impact. I would be more than happy to meet with you, Mr. Owen, Mr. Haines, or others affected by this matter to discuss it further. We appreciate your long-standing presence and commitment to this community and are open to continued dialogue to ensure safety objectives are met while remaining responsive to local needs.

Please feel free to reach out to me directly at 316-322-4451 cell, 316-323-8218 or srickard@eldoks.com

Best Regards,



Scott Rickard

CC: Mr. Vince Haines, Gravity Works (Email) - Mr. Gerald Owen (Mail) – David Dillner, City Manager (Email)

2025 Advisory Board Appointment Discussions

Advisory Board	Total Number of Seats	Term	Appointments/Applicants
BOA/ Code Review	1		Steve LaRue Bryan Martin
Excess Sales Tax	7	1 Year	Jamee Crenshaw- Commissioner Scriber Appt. Dylan Brown – Commissioner Tipton appt – Mayor Young Appt. - Mayor Young Appt. – Commissioner Wilkinson Appt. - Commissioner Leachman Appt. – Planning Commission Appt. – Application
Experience El Dorado	3	2 Years	Lawrence Fischetti Shylow Ladson
Library Board	2	4 years	Kelly Ttetrick Nick Badwey
Planning Commission	1 Out of City Limits Seat	3 years	Steve Fellers Scott Leason Brad Long Norm Wilks Brian Martin Darren Schwindt
El Dorado Inc	2	4 years	- Commissioner Leachman Appt - Commissioner Tipton Appt.
Parks and Recreation Board	3	2 Years	Loren Anthony Nathan Ladson

Advisory Board	Seats	Current Ex-Officio/ Board Member
Experience El Dorado	1	Commissioner Leachman
EFABC	2	Mayor Young, Commissioner Wilkinson
Library	1	Commissioner Tetrick
Main Street	1	Commissioner Wilkinson
REAP	2	Commissioner Scribner, Mayor Young
K254 Corridor	1	Commissioner Scribner
Recreation	1	Commissioner Leachman
Sales Tax	2	Commissioner Wilkinson, Commissioner Tetrick