

EL DORADO CITY COMMISSION – REGULAR MEETING AGENDA
CITY HALL – 220 E. FIRST AVENUE
October 1, 2018 – 6:30 PM

- 1. Call to Order**
- 2. Roll Call**
- 3. Invocation** – Corey Landreth, Real Life Church
- 4. Pledge of Allegiance**

Proclamations and Recognition

5. None

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 Tabitha Sharp 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. None

7. **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.*)

8. Approval of City Commission Meeting Minutes for September 17, 2018.

Old Business

9. None

New Business

10. Project #539 – Paving S Vine
11. Project #529 – Riverview Park Parking Lot
12. BG Stadium Internal Debt Forgiveness
13. Excess Sales Tax for Basketball Court at the Library

Reports

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

Executive Session

16. None

Adjournment

17. Consideration of a motion to adjourn the October 1, 2018 regular meeting

PUBLIC COMMENT POLICY:

Citizens are encouraged to address the City Commission during regularly scheduled meetings. This policy is intended to provide some guidelines to ensure that all El Dorado citizens have a chance to address the Commission.

1. Each citizen will state their name and address before making comments.
2. There are no residency requirements.
3. Each citizen will have 3 minutes to present his or her comments.
4. An extension of time, if necessary, may be approved but must be by a majority of the City Commission.
5. Comments or questions will be directed only to the City Commission.
6. Citizens will follow the decorum policy.
7. Debate or argument between parties in the audience will not be allowed.
8. Certain legal issues may not be discussed. (Examples include but are not limited to personnel issues, lawsuits, etc.)
9. Violation of this public comment policy will result in the citizen being directed to cease or resume sitting.

Approved by the Commission this 2nd day of May 2005.

The Mayor opened the floor for Public Comments.

EL DORADO CITY COMMISSION MEETING

September 17, 2018

The El Dorado City Commission met in a regular session on September 17, 2018 at 6:30 p.m. in the Commission Room with the following present: Mayor Vince Haines, Commissioner Gregg Lewis, Commissioner Matt Guthrie, Commissioner Nick Badwey, Commissioner Kendra Wilkinson, City Manager David Dillner, City Attorney Ashlyn Lindskog, City Engineer Scott Rickard and City Clerk Tabitha Sharp.

VISITORS

John Waltner	Regional Economic Area Partnership	
Sarah Steele	Gilmore & Bell	Wichita, KS
Mitch Walter	Gilmore & Bell	Wichita, KS
Linda Jolly	El Dorado Inc.	El Dorado, KS
Deanna Bonn	BU CO Times Gazette/Everyday El Dorado	El Dorado, KS
Christine Gilson	1305 Park Ave	El Dorado, KS
Curt Zieman	128 N Vine	El Dorado, KS
Wade Wilkinson	1100 S Denver	El Dorado, KS
Sonja & Tim Fritsche	1305 S Emporia	El Dorado, KS

CALL TO ORDER

Mayor Vince Haines called the September 17, 2018 meeting to order.

INVOCATION

Mother Christine Gilson, Trinity Episcopal Church, opened the meeting with an invocation.

PLEDGE OF ALLEGIANCE

The City Commission led the Pledge of Allegiance.

PERSONAL APPEARANCE

John Waltner, Regional Economic Area Partnership (REAP), talked about the role of REAP in our area. He stated that they appreciate the City of El Dorado's engagement in the group. He reviewed the goals of the organization and how they affect our region. He encouraged the City Commission to attend the meeting on October 18th at the Hughes Metroplex and the Economic Development Summit on November 1st.

PUBLIC COMMENT

Mayor Vince Haines opened the floor for public comment.

There were no comments.

CONSENT AGENDA

Approval of City Commission Meeting Minutes for September 4, 2018 and the Special City Commission Meeting Minutes for August 15 and 29, 2018.

Approval of Appropriation Ordinance No. 08-18 in the amount of \$2,102,458.41.

Commissioner Nick Badwey moved to approve the consent agenda as presented.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

HOLIDAY INN IRB/CID REQUEST

Commissioner Kendra Wilkinson recused herself from the conversation and vote regarding the Holiday Inn.

Mayor Vince Haines asked if there had been any new information submitted since the public hearing that was held on September 4th.

City Manager David Dillner stated that there had been no other information given.

Mayor Haines asked if there were any other questions from the Commission.

Bryant Parker, Attorney for the purchaser, stated that he had not presented any other information because he was told by the City Manager that he would have the opportunity to speak briefly at this meeting. He stated that they plan to use local labor for at least 30% of the construction done on the building. He stated that after running the numbers, they will not be purchasing the hotel because the numbers do not work for them.

Mr. Parker stated that the most likely scenario is that it will become a Country Inn and Suites which will cause a significant drop in revenue for the hotel and the City. He stated that if the flag is lost, four employees will lose their job in the first year and three to four in the second year.

Mayor Haines stated that the other vote would be to transfer the CID from one group to the other.

Commissioner Nick Badwey asked if we should do the motion for the CID based on what Mr. Parker said.

City Manager Dillner stated that they are two separate issues.

City Clerk Tabitha Sharp stated that she believed Commissioner Badwey was asking if they should assign the CID based on the fact that the attorney just stated that they would not purchase the property if the IRB was not approved.

EL DORADO CITY COMMISSION MEETING

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Sarah Steele, Gilmore & Bell, stated that they are correct, there are two issues. She stated that because Mr. Parker explained that they were not interested in purchasing the hotel if the IRB is not approved, the Commission could assign the CID contingent on the purchase. She stated that if they change the flag, the city could reimburse construction expenses as they came up or terminate the CID if they did not do any work.

Mayor Haines confirmed the CID is not contingent on the Holiday Inn flag, just that a comparable flag remain in place.

City Manager Dillner stated that he was correct.

Mayor Haines stated that he struggled setting a precedent of granting an IRB to a property that is not in distress. He stated that he also put stock in the impact study that staff produced showing a negative impact. He stated that he did not agree with the significant decrease based on the change in flag.

IRB:

Commissioner Nick Badwey moved to approve Resolution No. 2867, a Resolution determining the advisability of issuing taxable industrial revenue bonds for the purpose of financing the acquisition and renovation of a hotel facility located in El Dorado, Kansas and authorizing execution of related documents.

Commissioner Matt Guthrie seconded the motion.

Motion failed 0 – 4 (One abstention).

CID:

Commissioner Matt Guthrie moved to approve Resolution No. 2868, a Resolution authorizing the assignment of a certain development agreement relating to the Holiday Inn Express Community Improvement District contingent on ownership transfer.

Commissioner Gregg Lewis seconded the motion.

Motion carried 4 – 0.

APPLICATION TO REZONE 600 N VINE STREET

City Engineer Scott Rickard stated that the Planning Commission held a public hearing to rezone the property at 600 N Vine Street from R-1 to Light Industrial. The Planning Commission recommended approval

Commissioner Kendra Wilkinson moved to approve Case No. 18-02-REZ, requesting a rezoning of 600 N. Vine Street to I-1 Light Industrial District and that Ordinance No. G-1291 be approved.

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Commissioner Matt Guthrie seconded the motion.

ROLL CALL VOTE

	Mayor Vince Haines	Yes
Position No. 1	Commissioner Matt Guthrie	Yes
Position No. 2	Commissioner Gregg Lewis	Yes
Position No. 3	Commissioner Nick Badwey	Yes
Position No. 4	Commissioner Kendra Wilkinson	Yes

SUP FOR AN ACCESSORY BUILDING AT 1305 S EMPORIA

City Engineer Scott Rickard stated that the Planning Commission heard a revised application from 1305 S Emporia for an accessory building. He stated that they reduced their previous request to 1,500 square feet total with a 13 foot tall sidewall. He stated that the Planning Commission recommended denial of the application.

Commissioner Matt Guthrie asked what the pictures in the packet referred to.

Tim and Sonja Fritsche, 1305 S Emporia, stated that those were examples of the building that they were going to build. They also stated that they have filed the paperwork to make the two lots one with the County Appraiser's office.

Commissioner Nick Badwey asked what the majority of the opposition was regarding the building.

Mr. Rickard stated that it was the "fit" in the neighborhood.

Commissioner Badwey confirmed that it wasn't about the size or the look, it was about how it fit.

Commissioner Gregg Lewis stated that it was going to be sixty feet back from the property.

Mr. Fritsche stated that it will be even with the house.

Mrs. Fritsche stated that they will replace the existing fence and put fence around the whole property. He stated that they will also be planting trees to make it look nicer.

Commissioner Badwey confirmed the whole property would be fenced.

Mr. Fritsche stated that it would be even with the front of the house and then around the sides and back of the building.

Commissioner Badwey stated that if it was about size, it was easy to consider. He stated that "fit" is more of an opinion that is difficult to discuss.

Commissioner Matt Guthrie asked if they have considered moving the building back.

Mr. Fritsche stated that he was trying to stay off of the easements and respect the property lines of surrounding properties.

Mrs. Fritsche stated that one of the Planning Commissioners stated that he was against oversize buildings. She stated that there is at least one building within a block of their home.

Commissioner Badwey stated that 1200 square foot would not cause any issue.

Mr. Rickard stated that he was correct.

Mayor Haines confirmed 1200 square foot, 12 foot tall with no material restrictions would not have gone to the Planning Commission.

Mr. Rickard stated that it can be of any weather tight material.

Mrs. Fritsche stated that they were going to build it to match their home.

Commissioner Badwey stated that he had not doubt that the building would look nice. He stated that he has a tough time voting against the recommendation of the Planning Commission.

City Attorney Ashlyn Lindskog stated that they could change it to accept the recommendation which would be a vote of three to approve. She stated that they could vote to override the recommendation of the Planning Commission to approve the SUP. She stated that to vote in favor of either would be an affirmative vote.

Commissioner Gregg Lewis moved to override the recommendation of the Planning Commission and to approve Case No. 18-03-SUP for an accessory structure measuring 1,500 feet in total area and 13 feet in height at the sidewall.

Commissioner Nick Badwey seconded the motion.

Motion failed 2 – 3.

Commissioner Lewis confirmed that they could build a smaller building with no requirements from the Planning Commission.

Mr. Rickard stated that they could build the 1,200 square foot building.

Mayor Haines requested that the Planning Commission and staff look at the regulations regarding accessory buildings and bring them back to the Commission for review.

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Mr. Rickard stated that staff have looked at rules that allow a one to one ratio for homes and accessory structures. He stated that they are working on researching home sizes and looking at better defining what is allowed in a neighborhood. He stated that it's not always black and white, they hear the information given and try to make a recommendation that is just.

STOP SIGNS

City Engineer Scott Rickard stated that staff are requesting the installation of stop signs at 5th and Orchard and Audrey and Webb. He stated that traffic studies were completed and staff feel that they meet the warrants for placement of the stop sign.

Commissioner Matt Guthrie asked how often traffic studies are done.

Mr. Rickard stated that they can be initiated by citizen complaints, annual traffic accident reports, or property changing hands. He stated that staff look at the traffic accidents as they come in, but do the map annually.

Commissioner Guthrie asked how the study was done.

Mr. Rickard stated that at Webb and Audrey, there was a traffic counter on the road and they also considered input from the neighborhood.

Commissioner Matt Guthrie moved that Resolution No. 2865 a resolution pertaining to stop signs be approved.

Commissioner Nick Badwey seconded the motion.

Motion carried 5 – 0.

NO PARKING ORCHARD STREET FROM 6TH AVENUE, 800 FEET SOUTH ON THE EAST SIDE

City Engineer Scott Rickard stated that the no parking zone will be on the side of the street that the school sits on. He stated that staff are requesting the zone be placed on the east side south 800 feet from 6th Avenue.

Commissioner Matt Guthrie moved that Resolution No. 2866 a resolution pertaining to no parking signs, be approved.

Commissioner Nick Badwey seconded the motion.

Motion carried 5 – 0.

REPORTS

CITY COMMISSION

Commissioner Kendra Wilkinson stated that the new Performing Arts Center is awesome.

Commissioner Nick Badwey stated that Simpson did a great job making sure they were careful with the historical façade.

Commissioner Matt Guthrie stated that law enforcement officers go through a lot and he encouraged them to stay safe.

Commissioner Guthrie stated that there will be a lot of visitors and guests in town and encouraged citizens to be careful with the increase in traffic and to welcome them.

Mayor Vince Haines stated that this Friday is the REAP Mayor's Summit. He stated that the agenda will be Project Wichita.

CITY MANAGER

City Manager David Dillner stated that staff met with representatives from Main Street and downtown. He stated that they discussed ideas for improving the downtown experience. He stated that staff are developing a plan to begin working on some of the items.

City Manager Dillner stated that if the Commission is interested in the Economic Development Summit, it is being geared towards elected officials.

Commissioner Nick Badwey stated that he promised his daughter that he would tell everyone that Daxton Bloomquist is directing a play at WSU the last week in October.

ADJOURNMENT

Commissioner Nick Badwey moved to adjourn the meeting at 7:53 p.m.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

City Clerk Tabitha D. Sharp

Mayor Vince Haines

2018 Commission Priorities

Water Sales • Community Image • Industrial and Business Parks • Parks and Recreation • Public Safety

TO: City Commission
FROM: Scott Rickard, City Engineer
SUBJ: Project #539-Paving S Vine
DATE: September 24, 2018

Background:

Bids were received for the mill & overlay of South Vine St. from Central Ave. to Locust Ave. This section of the truck route is in need of repair. The project will include a 3" mill and overlay, along with selective concrete pavement replacement.

Engineers Estimate	\$210,175.24
SPS	\$170,595.59
APAC	\$172,488.65
Cornejo & Sons	\$249,138.61

Policy Issue:

The City Commission reviews the bids and awards the contract to the best bidder.

Fiscal Impact:

The total estimated cost of the project #539 is \$210,175.24 and will be paid through the Ordinance Street Sales Tax Fund. This fund receives \$500,000 each year from the 1 cent sales tax to use for street repair.

Trade-offs:

N/A

Staff Recommendation:

Accept the bids and proceed with the requested improvements.

Commission Actions:

Commissioner _____ moved that since Surface Protection Services has submitted the lowest and best bid of \$170,595.59 for project no. 539, 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 TAB

City of El Dorado Project 539

2018 Sales Tax Resurfacing

Vine (Central to Locust)

ITEM NO.	DESCRIPTION	UNITS	NO. OF UNITS	ENGINEER'S ESTIMATE		SURFACE PROTECTION SERVICES		APAC-Kansas, Inc		Cornejo & Sons	
				UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
1	3" Milling	S.Y.	9131.0	\$ 2.75	\$ 25,110.36	\$ 2.25	\$ 20,544.84	\$ 1.98	\$ 18,079.46	\$ 2.25	\$ 20,544.84
2	3" Milling Concrete Edge Milling	S.Y.	267.4	\$ 6.75	\$ 1,805.02	\$ 4.50	\$ 1,203.35	\$ 15.37	\$ 4,110.09	\$ 17.50	\$ 4,679.68
3	Concrete Removal	S.Y.	36.7	\$ 15.00	\$ 550.05	\$ 13.50	\$ 495.05	\$ 27.00	\$ 990.09	\$ 28.00	\$ 1,026.76
4	Engineered Paving Mat	S.Y.	822.6	\$ 10.00	\$ 8,225.70	\$ 7.00	\$ 5,757.99	\$ 9.52	\$ 7,830.87	\$ 17.00	\$ 13,983.69
5	BM-2 Asph. Conc. Pvmnt.	Tons	1643.6	\$ 74.00	\$ 121,625.66	\$ 70.00	\$ 115,051.30	\$ 63.00	\$ 103,546.17	\$ 98.00	\$ 161,071.82
6	9" Reinforced Conc. Pavement	S.Y.	36.7	\$ 75.00	\$ 2,750.25	\$ 63.00	\$ 2,310.21	\$ 70.00	\$ 2,566.90	\$ 125.00	\$ 4,583.75
7	Crack Seal Concrete Joints	L.F.	1280	\$ 3.00	\$ 3,840.00	\$ 3.00	\$ 3,840.00	\$ 4.00	\$ 5,120.00	\$ 3.85	\$ 4,928.00
8	Manhole Pad	EA.	13.0	\$ 1,000.00	\$ 13,000.00	\$ 500.00	\$ 6,500.00	\$ 850.00	\$ 11,050.00	\$ 1,200.00	\$ 15,600.00
9	Water Valve Pad	EA.	3.0	\$ 750.00	\$ 2,250.00	\$ 500.00	\$ 1,500.00	\$ 750.00	\$ 2,250.00	\$ 675.00	\$ 2,025.00
10	Traffic Control	L.S.	1.0	\$ 10,000.00	\$ 10,000.00	\$ 5,141.88	\$ 5,141.88	\$ 4,200.00	\$ 4,200.00	\$ 5,200.00	\$ 5,200.00
11	Mobilization	L.S.	1.0	\$ 15,000.00	\$ 15,000.00	\$ 4,475.00	\$ 4,475.00	\$ 9,250.00	\$ 9,250.00	\$ 12,000.00	\$ 12,000.00
12	Pvmt. Marking (Epoxy) (Y) 4"	L.F.	1622.6	\$ 2.00	\$ 3,245.20	\$ 0.53	\$ 859.98	\$ 0.49	\$ 795.07	\$ 0.49	\$ 795.07
13	Pvmt. Marking (Epoxy) (W) 12"	L.F.	120.0	\$ 4.00	\$ 480.00	\$ 5.40	\$ 648.00	\$ 5.00	\$ 600.00	\$ 5.00	\$ 600.00
14	Pvmt. Marking (Epoxy) (W) 6"	EA.	100.0	\$ 3.25	\$ 325.00	\$ 1.08	\$ 108.00	\$ 1.00	\$ 100.00	\$ 1.00	\$ 100.00
15	Pvmt. Marking (Epoxy) (W) 24"	EA.	24.0	\$ 7.00	\$ 168.00	\$ 27.00	\$ 648.00	\$ 25.00	\$ 600.00	\$ 25.00	\$ 600.00
16	Left Turn Arrow (Thermo) (W)	EA.	2.0	\$ 450.00	\$ 900.00	\$ 378.00	\$ 756.00	\$ 350.00	\$ 700.00	\$ 350.00	\$ 700.00
17	Right/Straight Arrow (Thermo) (W)	EA.	2.0	\$ 450.00	\$ 900.00	\$ 378.00	\$ 756.00	\$ 350.00	\$ 700.00	\$ 350.00	\$ 700.00
Total				\$ 210,175.24		\$ 170,595.59		\$ 172,488.65		\$ 249,138.61	

* Alternates

6" Concrete Drive	S.Y.	50.0	\$ 65.00	\$ 3,250.00	\$ 49.50	\$ 2,475.00	\$ 50.00	\$ 2,500.00	\$ 75.00	\$ 3,750.00
4" Sidewalk	S.F.	200.0	\$ 4.50	\$ 900.00	\$ 4.00	\$ 800.00	\$ 8.50	\$ 1,700.00	\$ 10.00	\$ 2,000.00
Asphalt Patching if Needed	Tons	200.0	\$ 125.00	\$ 25,000.00	\$ 125.00	\$ 25,000.00	\$ 125.00	\$ 25,000.00	\$ 160.00	\$ 32,000.00
Truncated Dome Ramp	EA.	4.0	\$ 350.00	\$ 1,400.00	\$ 125.00	\$ 500.00	\$ 1,000.00	\$ 4,000.00	\$ 825.00	\$ 3,300.00
				\$ 30,550.00	\$ 28,775.00		\$ 33,200.00		\$ 41,050.00	
Total with Alternates				\$ 240,725.24	\$ 199,370.59		\$ 205,688.65		\$ 290,188.61	

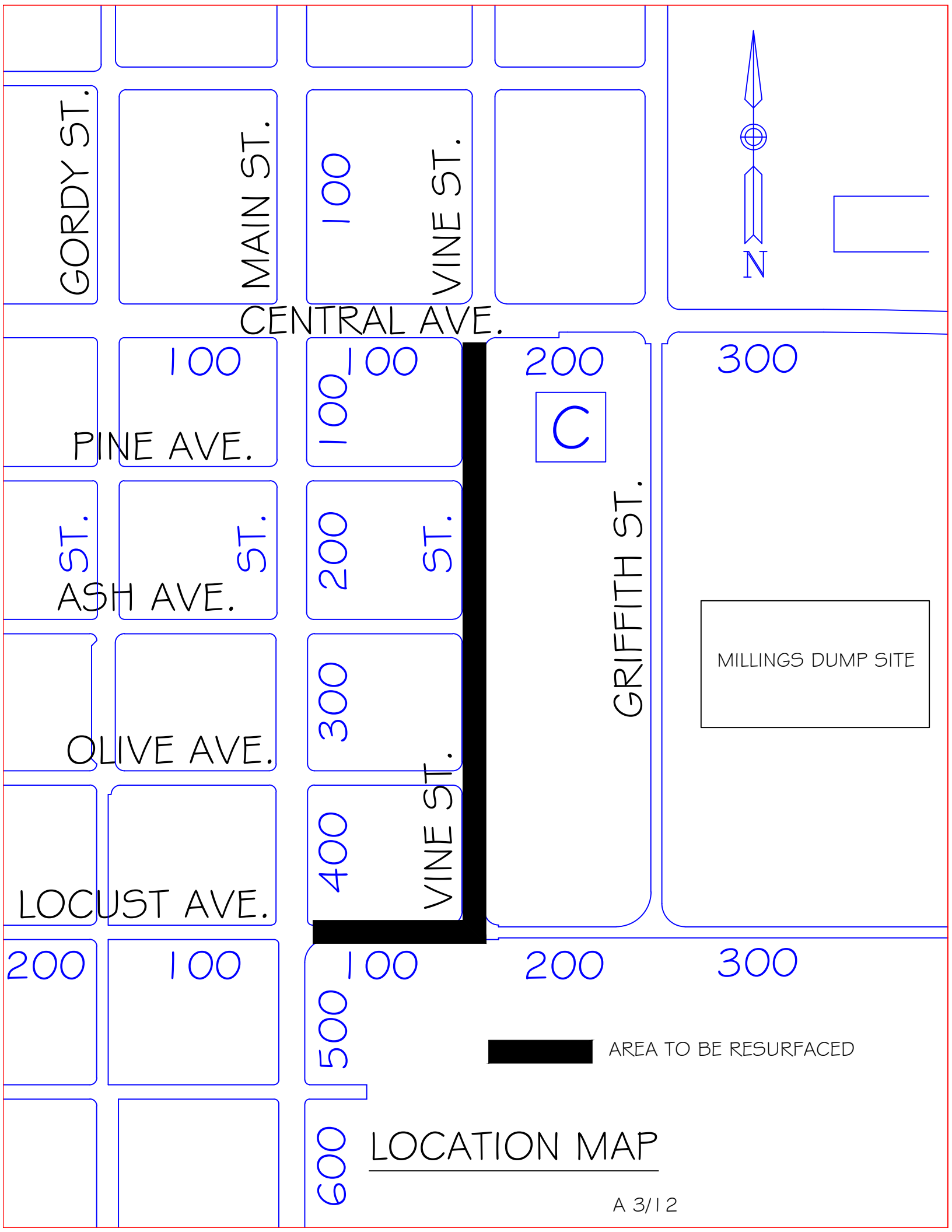
INDEX PROJECT NO. 539

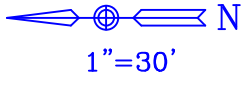
APPENDIX "A"

1. INDEX PROJECT NO. 539
2. QUANTITY RECAP
3. LOCATION MAP
4. 100 BLOCK E. LOCUST
5. 400 BLOCK S. VINE
6. INTERSECTION OF VINE AND OLIVE
7. 300 BLOCK S. VINE
8. INTERSECTION OF VINE AND ASH
9. 200 BLOCK S. VINE
10. INTERSECTION VINE AND PINE
11. 100 BLOCK S. VINE
12. TRAFFIC CONTROL

QUANTITY RECAP. 539

QUANTITY RECAP				
ITEM NO.	DESCRIPTION	UNITS	NO. OF UNITS	
1	3" MILLING	S.Y.	9131.04	
2	3" CONCRETE EDGE MILLING	S.Y.	267.41	
3	CONC. PAVEMENT REMOVAL	S.Y.	36.67	
4	ENGINEERED PAVING MAT	S.Y.	822.57	
5	BM-2 ASPH. CONC. PVMT.	TONS	1643.59	
6	9" REINFORCED CONC. PVMT.	S.Y.	36.67	
7	CRACK SEAL CONCRETE JOINTS	L.F.	1280.00	
8	MANHOLE PAD	EA.	13	
9	WATER VALVE PAD	EA.	3	
10	TRAFFIC CONTROL	L.S.	1	
11	MOBILIZATION	L.S.	1	
12	PVMT. MARKING (EPOXY)(Y)(4")	L.F.	1622.6	
13	PVMT. MARKING (EPOXY)(W)(12")	L.F.	120.0	
14	PVMT. MARKING (EPOXY)(W)(6")	L.F.	100.0	
15	PVMT. MARKING (EPOXY)(W)(24")	EA.	24.0	
16	LEFT TURN ARROW (THERMO) (W)	EA.	2	
17	RIGHT/STRAIGHT ARROW (THERMO)(W)	EA.	2	





EXISTING CONCRETE TO REMAIN IN PLACE

2+22.6 LIMITS OF MILL AND OVERLAY

EXISTING CONCRETE TO REMAIN IN PLACE

LOCUST AVE.

EXISTING CONCRETE TO REMAIN IN PLACE



3" ASPHALT MILL AND OVERLAY

112 E. LOCUST

424 S. MAIN

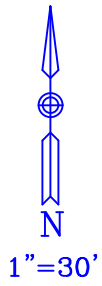
31.0'

0+33.3 LIMITS OF MILL AND OVERLAY

0+00 E/R

MAIN ST.

100 BLK. E. LOCUST



SEE SHEET 6 FOR INTERSECTION DETAIL

2+03.50
* MILL CONCRETE PAVEMENT DEPTH +/- 1" AT TRANSITION ASPHALT OVERLAY TO BE FLUSH WITH ASPHALT SURFACE

Place Non-Woven Interlock Paving Mat

3" ASPHALT MILL AND OVERLAY

9" CONCRETE REMOVAL & REPLACEMENT

EDGE MILL EXISTING CONCRETE

LAY ENGINEERED PAVING MAT Under 3" Asphalt Overlay

* MILL CONCRETE PAVEMENT DEPTH +/- 1" AT TRANSITION ASPHALT OVERLAY TO BE FLUSH WITH CONCRETE SURFACE

0+00 E/R
REMOVE AND REPLACE 36.67 S.Y. CONC. PAVEMENT.

Saw and Reseal All Exsting Concrete Joints

LIMITS OF MILL AND OVERLAY



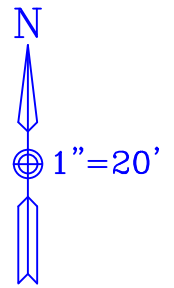
EXISTING CONCRETE TO REMAIN IN PLACE

LOCUST AVE.

400 BLK. S. VINE



3" ASPHALT MILL AND OVERLAY



3+13.3 E/R

OLIVE AVE.

VINE ST

LIMITS OF MILL AND OVERLAY

INTERSECTION VINE & OLIVE

ASH AVE.

5+80.3 E/R

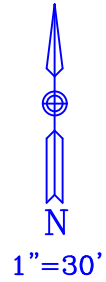
MH
MH

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SEE SHEET 8 FOR INTERSECTION DETAIL



3" ASPHALT MILL AND OVERLAY



VINE ST

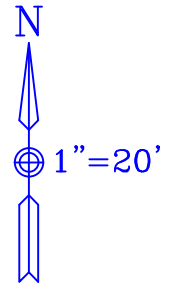
3+32.8

3+13.3

300 BLK. S. VINE ST.

OLIVE AVE.

 3" ASPHALT MILL AND OVERLAY



6+45.2 E/R

VINE ST



MH



MH



WV



WV



MH

ASH ST.

LIMITS OF MILL AND OVERLAY

CONSTRUCT (6) MH PADS &
(2) WV PADS IN THE INTERSECTION



MH



MH



MH

5+80.3 E/R

INTERSECTION VINE & ASH

PINE ST.

9+13.4 E/R

SEE SHEET 10 FOR INTERSECTION DETAIL



3" ASPHALT MILL AND OVERLAY



1"=30'

VINE ST

6+45.2 E/R



MH



MH

ASH ST.

200 BLK. S. VINE ST.



3" ASPHALT MILL AND OVERLAY



1"=20'

VINE ST

9+73.9 E/R



CONSTRUCT (3) MH PADS

PINE ST.

LIMITS OF MILL AND OVERLAY



9+13.4 E/R

5' 9+11.2

INTERSECTION VINE & PINE

CENTRAL AVE.

12+44.3 E/R

CONSTRUCT MH PAD

LIMITS OF MILL AND OVERLAY

MH



1"=30'



3" ASPHALT MILL AND OVERLAY

MH

CONSTRUCT (2) MH PADS AND (2) WV PADS

MH
WV
WV

VINE ST

9+73.9 E/R

CONSTRUCT MH PAD

MH

100 BLK. S. VINE ST.

THE 100 BLK OF E. LOCUST AND THE 400 BLK OF SOUTH VINE
SHALL BE CLOSED.
DURING CONCRETE WORK AT THE INTERSECTION OF VINE AND LOCUST
ALL TRUCK TRAFFIC SHALL BE ROUTED EAST ON OLIVE TO VINE.
THROUGH REMOVAL, REPLACEMENT AND CURE TIME.

DURING MILLING AND PAVING ONE LANE OF TRAFFIC EACH DIRECTION ON VINE ST. SHALL BE MAINTAINED.

MAIN ST.

CENTRAL AVE.

PINE AVE.

ASH AVE.

OLIVE AVE.

LOCUST AVE.

VINE ST.

GRIFFITH ST.

MILLINGS DUMP SITE

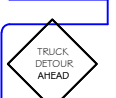
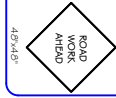
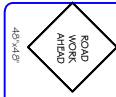
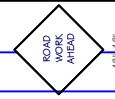
R11-2 (ROAD CLOSED TO THRU TRAFFIC)
On Type 3 Barricade w/Lights

R11-2 (ROAD CLOSED)
On Type 3 Barricade w/Lights

----- DETOUR

TRAFFIC CONTROL

A 12/12

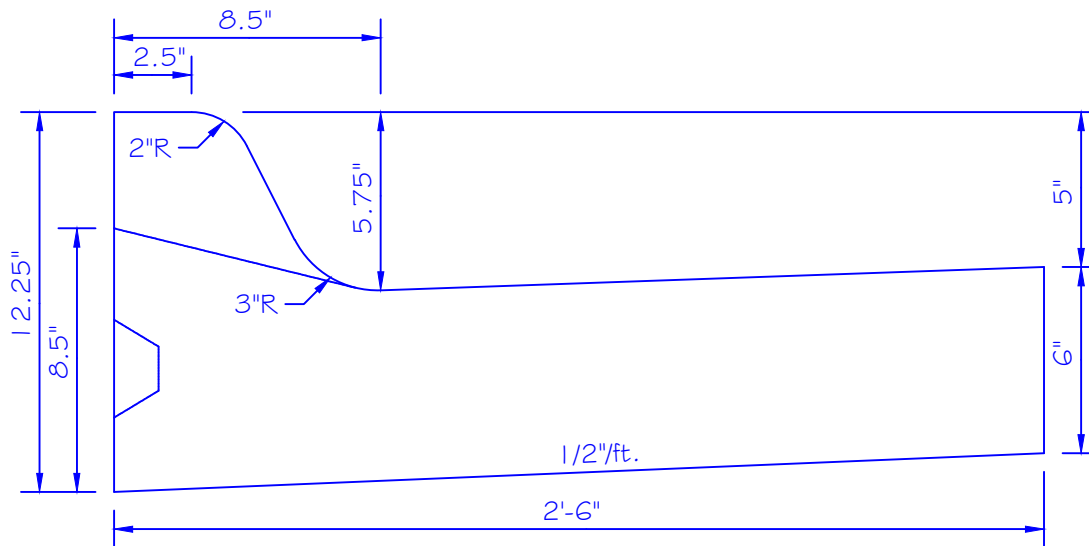


INDEX OF DETAILS

PROJECT #539

APPENDIX "B"

1. Index of Details
2. 2'-6" Curb & Gutter Detail
3. 4" Sidewalk Detail/Wheelchair Ramp Detail
4. Typical Pavement Section - 3" Milling
5. Typical Pavement Section - 9" Concrete Pavement
6. Concrete Paving Notes
7. Water Valve Concrete Pad Detail
8. Man Hole Concrete Pad Detail
9. Drive Detail



2'-6" CURB & GUTTER DETAIL

(Dotted Line Indicates Entrance Section And Keyway)

NOTE

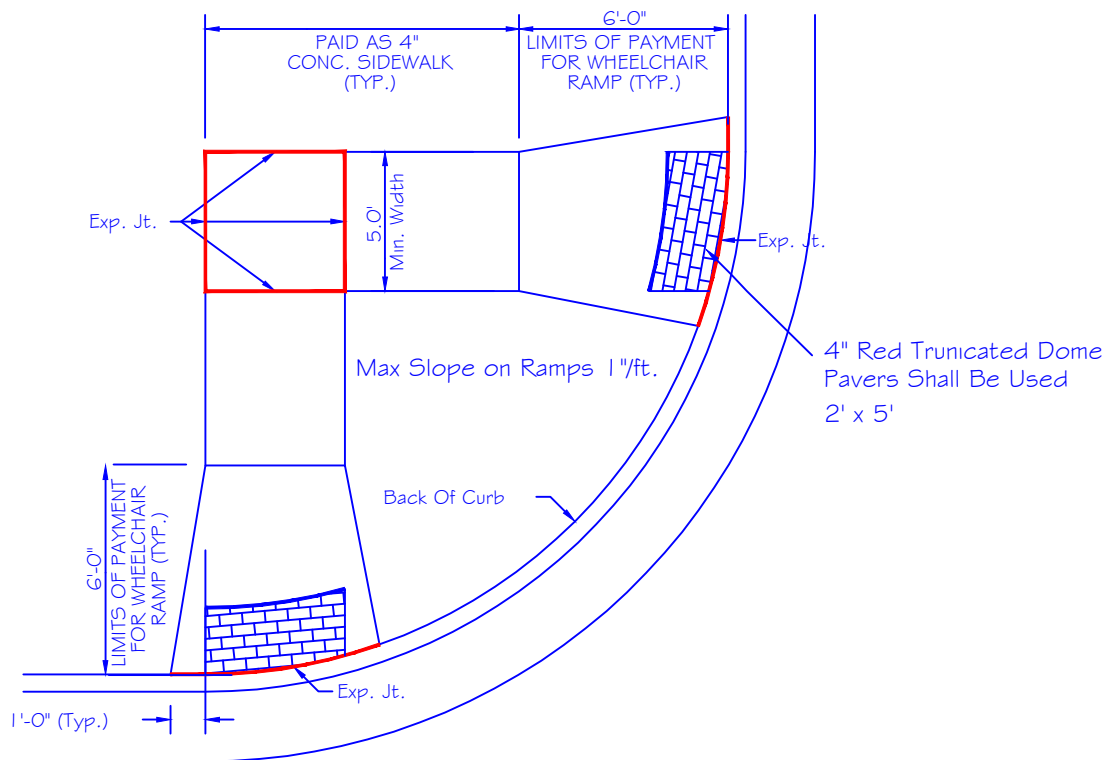
Planes Of Weakness In Curb & Gutter To Be Constructed At Intervals Not To Exceed 10'-0". Contraction Joints To Be Sealed. Expansion Joints In Curb & Gutter To Be Constructed At Intervals Not To Exceed 100'.

NOTE

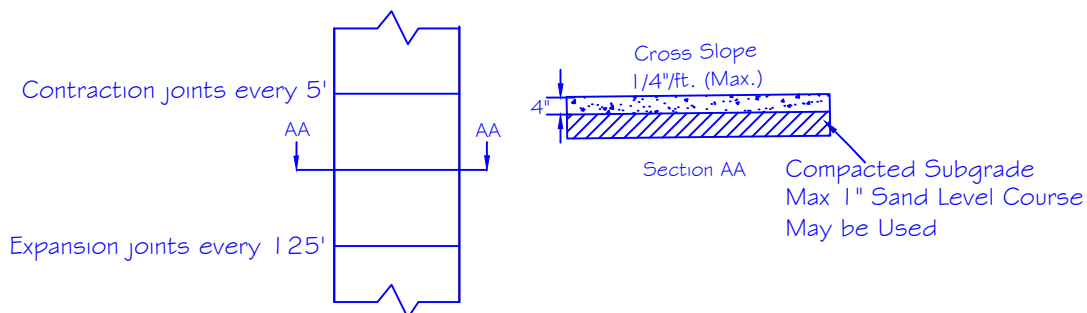
On Short Runs Of Curb & Gutter (20' Or Less), The Contractor Shall Match The Shape Of The Existing Curb & Gutter.

NOTE

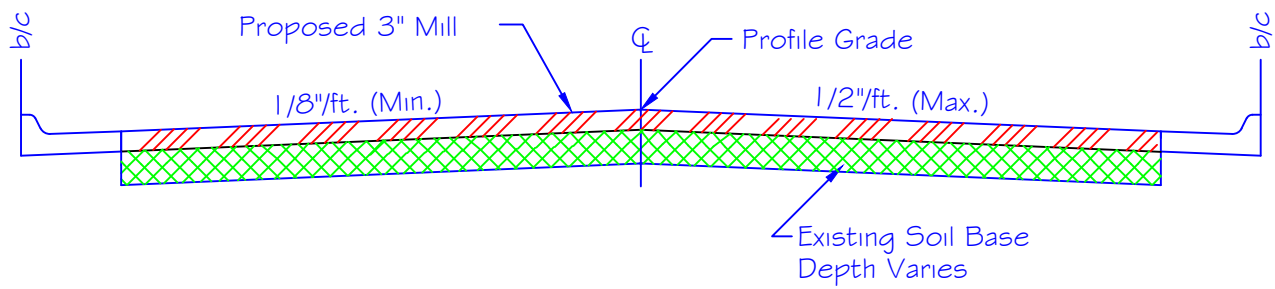
Provide Keyway Thru Driveways With Method Approved By The Engineer.



WHEELCHAIR RAMP DETAIL



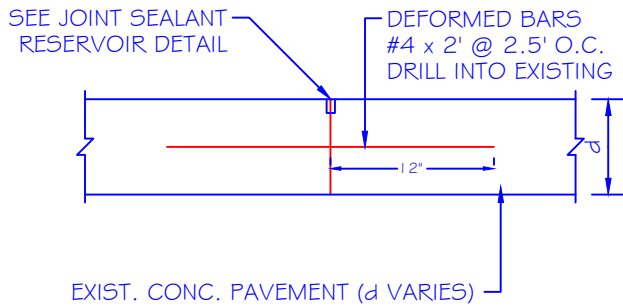
SIDEWALK DETAIL



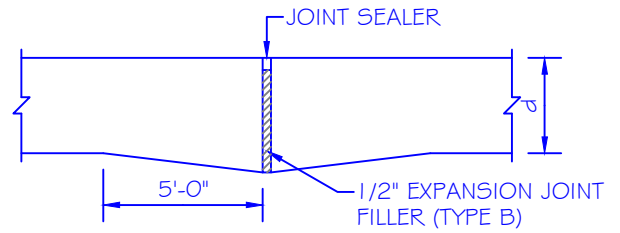
TYPICAL SECTION 3" MILLING

NOTES

1. IN CASES WHERE STREETS CONSIST OF COMPLETE CONCRETE OR BRICK REMOVAL, CARE SHALL BE TAKEN TO PREVENT DAMAGE TO CURB THAT REMAINS IN PLACE. THE PROFILE GRADE SHALL BE ESTABLISHED IN THE FIELD BY THE ENGINEER AFTER NEW CURB AND GUTTER IS INSTALLED.
2. CROSS-SLOPES WILL VARY IN SITUATIONS WHERE TOP OF CURB ELEVATIONS ARE DIFFERENT ON OPPOSITE SIDES OF THE STREET. IN THESE CASES, THE MAXIMUM CROSS-SLOPE SHALL BE 1/2"/FT. AND THE MINIMUM CROSS-SLOPE SHALL BE 1/8"/FT. WHEN THE DIFFERENCE IN OPPOSING CURB ELEVATIONS BECOMES GREATER THAN 5", THE STREET WILL BE SLOPED FROM ONE LIP OF CURB TO THE OTHER. PROPER TRANSITIONS OF THE PROFILE LINE SHALL BE PROVIDED.



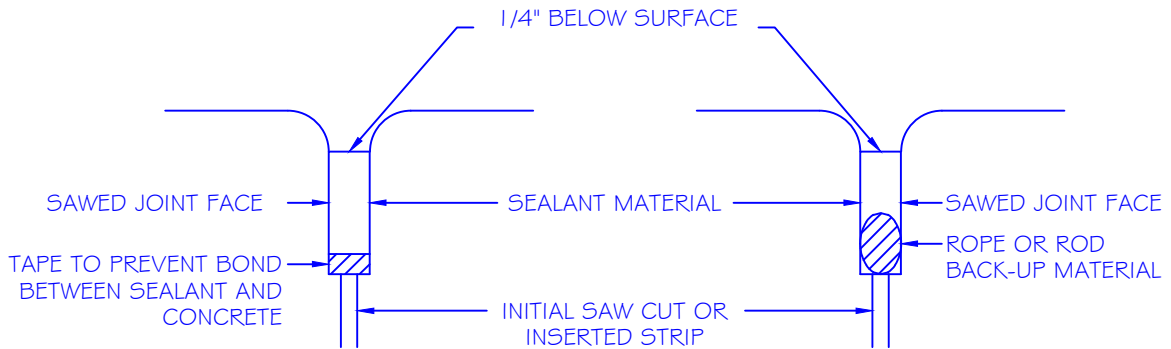
TYPE F
TIE TO EXISTING CONC. PAVEMENT



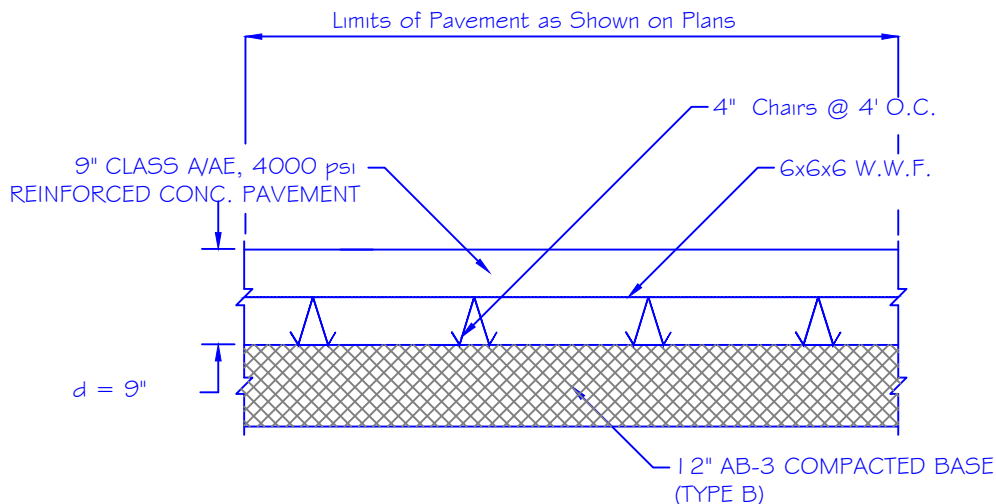
TYPE A
EXPANSION JOINT

JOINT SPACING	RESERVOIR SHAPE	
	WIDTH	DEPTH OF SEALANT
15' OR LESS	1/4"	3/4"

JOINT SEALANT RESERVOIR
DIMENSIONS FOR FIELD-
MOLDED (POURED) SEALANTS



JOINT SEALANT RESERVOIR DETAILS
*SUBSIDIARY TO 1 1/2" CONCRETE PAVEMENT



TYPICAL SLAB SECTION

CONCRETE PAVING NOTES

SAWED JOINTS:

1. LONGITUDINAL JOINTS SHALL BE SAWED WITHIN 48 HOURS AFTER CONSTRUCTION AND BEFORE ANY TRAFFIC (INCLUDING CONSTRUCTION TRAFFIC) IS PERMITTED ON PAVEMENT.
2. TRANSVERSE JOINTS SHALL BE SAWED BETWEEN 4 AND 20 HOURS AFTER CONSTRUCTION.

JOINT SEALING:

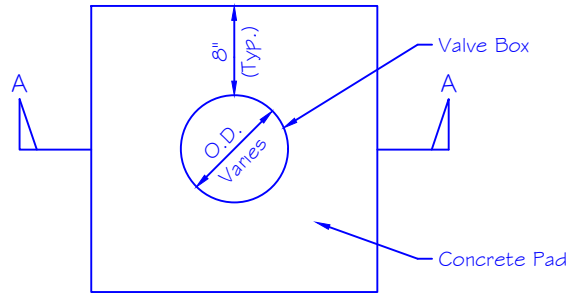
1. JOINT SEALANTS SHALL BE FIELD-MOLDED AND APPLIED IN LIQUID OR SEMILIQUID FORM THAT ASSUMES THE SHAPE OF THE SEALANT RESERVOIR. THE JOINT SEALANT RESERVOIR DIMENSIONS ARE AS SHOWN ON THIS SHEET. THE SEALANT RESERVOIR SHOULD BE AS NEARLY SQUARE AS POSSIBLE.
2. PRIOR TO SEALING, THE JOINT SURFACES MUST BE CLEAN AND FREE OF CURING COMPOUND, RESIDUE, LAITANCE AND ANY OTHER FOREIGN MATERIAL. CLEANING CAN BE DONE BY COMPRESSED AIR, WIRE BRUSHING, SANDBLASTING OR HIGH-PRESSURE WATER BLASTING, DEPENDING ON THE JOINT SURFACE CONDITION AND SEALANT MANUFACTURER'S RECOMMENDATIONS.

ADJUSTMENT OF MANHOLES AND VALVE BOXES

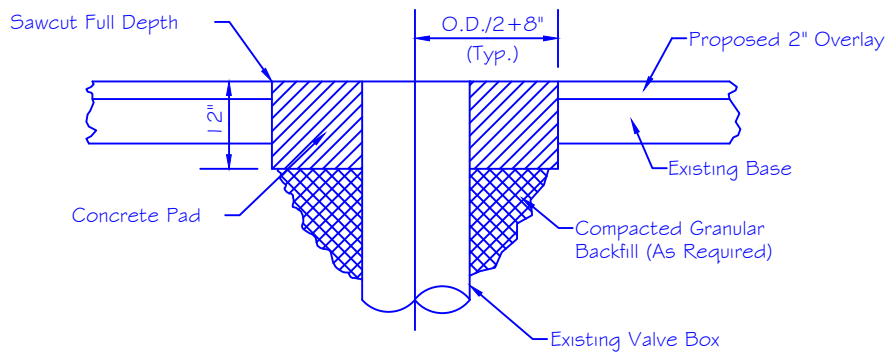
1. ALL MANHOLES RINGS AND LIDS AND VALVE BOXES ARE INSTALLATION IS SUBSIDIARY TO THE UNIT BID ITEM CONSTRUCT M.H. OR W.V. PAD RESPECTIVELY. NEW MANHOLE CASTINGS AND VALVE BOXES WILL BE SUPPLIED BY THE CITY OF ELDORADO.
2. THE CONTRACTOR SHALL ALLOW ACCESS TO MANHOLES AND VALVES FOR EMERGENCY SITUATIONS.
ANY OTHER FOREIGN MATERIAL. CLEANING CAN BE DONE BY
3. THE CONTRACTOR SHALL REMOVE ANY DEBRIS THAT FALLS INTO SANITARY SEWER AND STORM MANHOLES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO KEEP DEBRIS CLEAR OF THE INVERT UNTIL FINAL ACCEPTANCE OF THE PROJECT.

CONCRETE REMOVAL NOTES

1. REMOVAL OF SIDEWALKS, DRIVEWAYS AND CONCRETE PAVEMENT MAY REQUIRE SAWING WHERE AN EXISTING EXPANSION JOINT OR CONSTRUCTION JOINT DOES NOT EXIST. THOSE JOINTS ARE TO BE CUT FULL DEPTH AS SHOWN ON THE PLAN SHEET. ALL SAWING SHALL BE SUBSIDIARY TO THE PAYMENT FOR THOSE REMOVAL ITEMS.
2. DISPOSAL OF ALL CONCRETE SHALL BE SUBSIDIARY TO THE PAYMENT FOR THOSE RESPECTIVE REMOVAL ITEMS.



PLAN

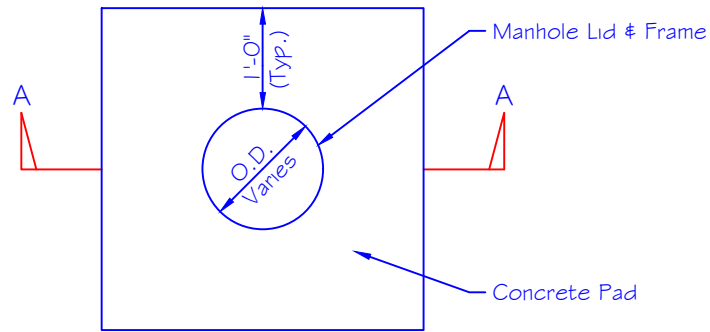


SECTION A-A

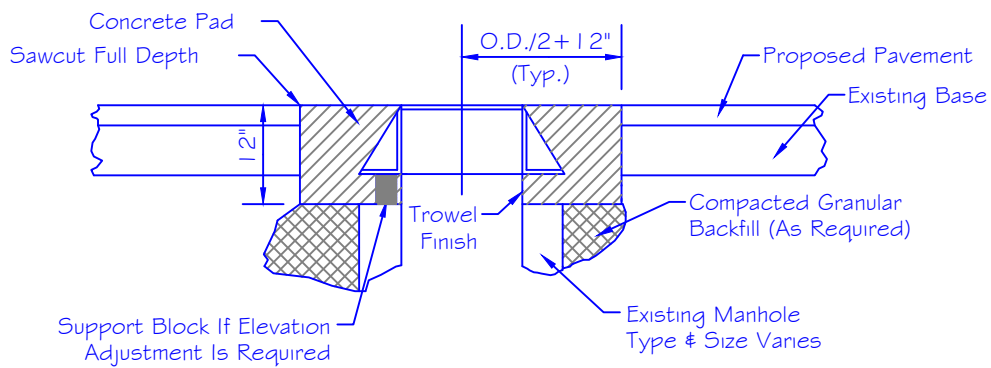
WATER VALVE BOX CONCRETE PAD DETAIL

NOTE: Valve Box Concrete Pads Shall Be Constructed Within 5 Days Following Construction Of The Asphalt Overlay.

NOTE: Any Valve Boxes Not Shown On These Plans But Discovered During The Milling Process, Shall Be Adjusted As Required And Provided With Concrete Pads.



PLAN



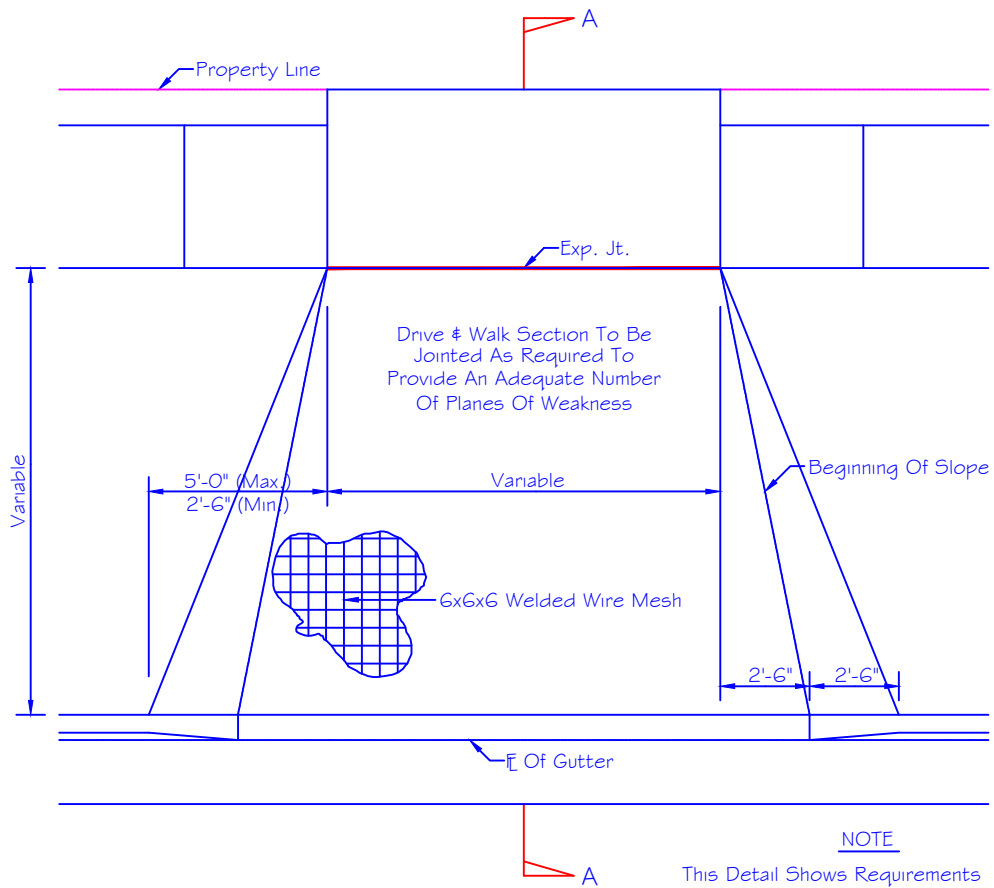
SECTION A-A

MANHOLE CONCRETE PAD DETAIL

NOTE: The Contractor Shall Insure That The Interiors Of All Manholes Are Clear Of All Debris Immediately After Construction Of The Concrete Pad.

NOTE: Manhole Concrete Pads Shall Be Constructed Within 5 Days Following Construction Of The Asphalt Overlay.

NOTE: Any Manholes Not Shown On These Plans But Discovered During The Milling Process, Shall Be Adjusted As Required And Provided With Concrete Pads.

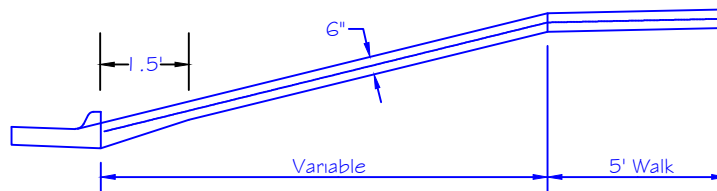


PLAN VIEW

NOTE

This Detail Shows Requirements For A Complete Driveway. Many Driveways Will Be Only Partially Removed. In This Case, The Contractor Shall Be Responsible For Reconstructing The Driveway As Required To Match Concrete Left In Place. Finish Of New Concrete Shall Match That Of Existing.

DRIVEWAY DETAIL



SECTION A-A

NOTE

Provide 1.5' Thickened Drive Edge At Curb For Keyway.

2018 Commission Priorities

Water Sales • Community Image • Industrial and Business Parks • Parks and Recreation • Public Safety

TO: City Commission
FROM: Scott Rickard, City Engineer
SUBJ: Project #529-Riverview Park Parking Lot
DATE: September 24, 2018

Background:

Bids were received for the paving of a parking lot at Riverview Park. A surfaced parking has been needed at this location for many years. The parking lot will restrict vehicular traffic within the park and meet the needs of ADA parking for use at Riverview Park, El Dorado Linear Park/Bike Path, and the ADA fishing bridge over the Walnut River. New sections of fencing and sidewalk are included with this project.

Engineers Estimate	\$59,352.50
APAC	\$60,927.00
SPS	\$61,498.10
Cornejo & Sons	\$83,616.46

Policy Issue:

The City Commission reviews the bids and awards the contract to the lowest and best bidder.

Fiscal Impact:

The total estimated cost of project #529 is \$60,927.00. \$30,000 of this project will be paid with excess sales tax funds granted in 2017 for the 2018 year. The remainder will be paid with federal exchange funds.

Trade-offs:

N/A

Staff Recommendation:

Accept the bids and proceed with the requested improvements.

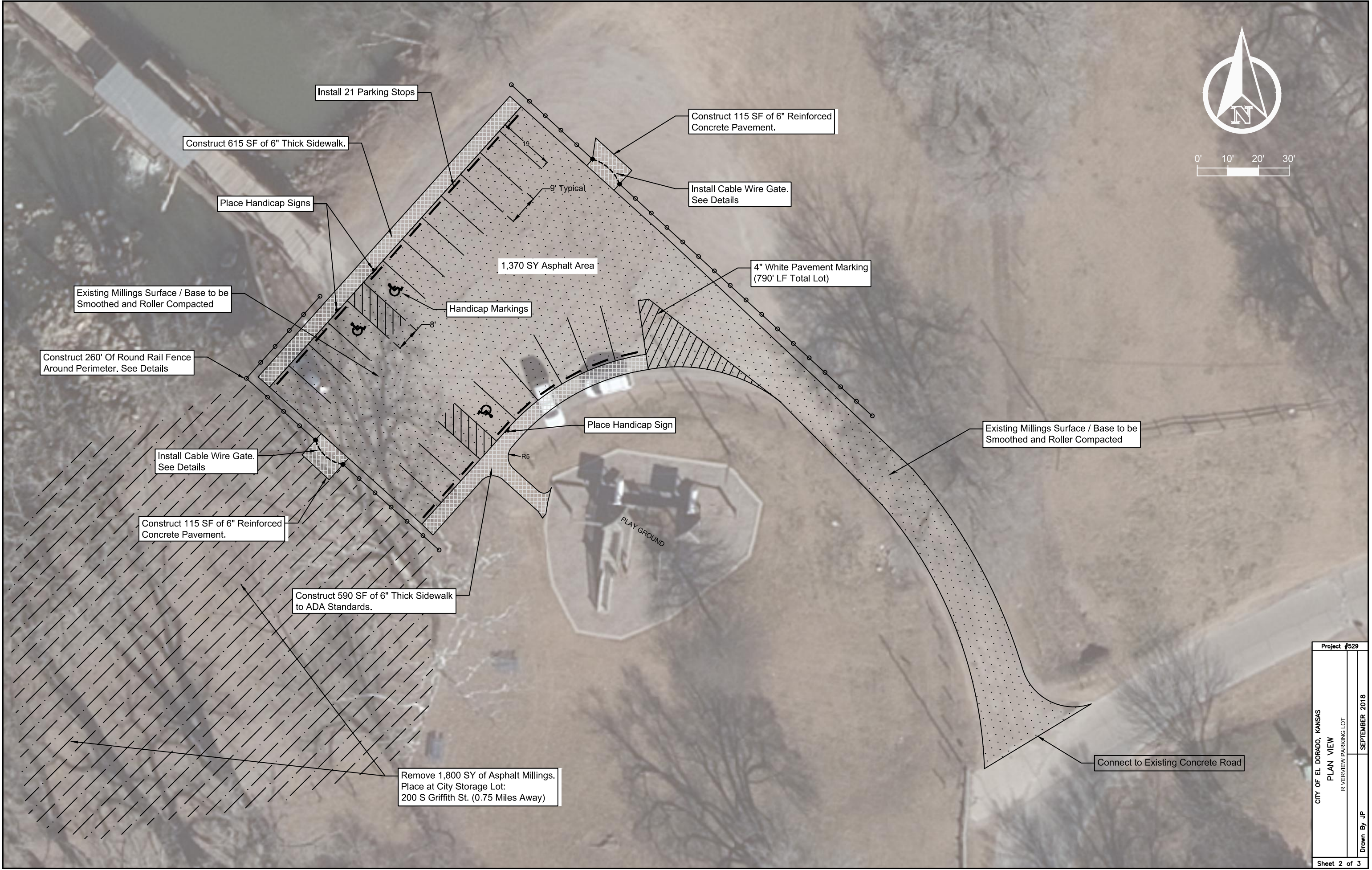
Commission Actions:

Commissioner _____ moved that since APAC-Kansas, Inc has submitted the lowest and best bid of \$60,927.00 for project no. 529, the City Manager be directed to award the contract to said contractor providing that the company furnish the proper bonds.

Commissioner _____ seconded the motion.

City of El Dorado Project 529
Riverview Park Parking Lot (9/24/18)

Item No.	Description	Unit	No. of Units	ENGINEER'S ESTIMATE		APAC-Kansas, Inc		Surface Protection Services		Cornejo & Sons	
				Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
1	BM-2 Asphalt (25% RAP)	TONS	165	\$ 74.00	\$ 12,210.00	\$ 78.00	\$ 12,870.00	\$ 72.00	\$ 11,880.00	\$ 119.82	\$ 19,770.30
2	BM-4 Asphalt (25% RAP)	TONS	330	\$ 68.00	\$ 22,440.00	\$ 65.00	\$ 21,450.00	\$ 71.00	\$ 23,430.00	\$ 90.78	\$ 29,957.40
3	6" Concrete Sidewalk	S.F.	1,205	\$ 5.50	\$ 6,627.50	\$ 7.00	\$ 8,435.00	\$ 4.50	\$ 5,422.50	\$ 7.66	\$ 9,230.30
4	6" Reinforced Concrete	S.F.	230	\$ 6.50	\$ 1,495.00	\$ 10.00	\$ 2,300.00	\$ 5.50	\$ 1,265.00	\$ 26.56	\$ 6,108.80
5	Round Rail Fence	L.F.	260	\$ 23.00	\$ 5,980.00	\$ 22.75	\$ 5,915.00	\$ 23.08	\$ 6,000.80	\$ 24.63	\$ 6,403.80
6	Cable Gates	E.A.	2	\$ 1,000.00	\$ 2,000.00	\$ 535.00	\$ 1,070.00	\$ 1,000.00	\$ 2,000.00	\$ 1,289.72	\$ 2,579.44
7	Pavement Marking	L.S	1	\$ 1,500.00	\$ 1,500.00	\$ 579.00	\$ 579.00	\$ 1,279.80	\$ 1,279.80	\$ 1,271.48	\$ 1,271.48
8	Parking Stops	E.A.	21	\$ 100.00	\$ 2,100.00	\$ 48.00	\$ 1,008.00	\$ 50.00	\$ 1,050.00	\$ 40.14	\$ 842.94
9	Millings Removal	L.S.	1	\$ 5,000.00	\$ 5,000.00	\$ 7,300.00	\$ 7,300.00	\$ 9,170.00	\$ 9,170.00	\$ 7,452.00	\$ 7,452.00
Total				\$ 59,352.50		\$ 60,927.00		\$ 61,498.10		\$ 83,616.46	



Project #529	
CITY OF EL DORADO, KANSAS PLAN VIEW RIVERVIEW PARKING LOT	Drawn By: JP
	SEPTEMBER 2018
Sheet 2 of 3	

2018 Commission Priorities

Water Sales • Community Image • Industrial and Business Parks • Parks and Recreation • Public Safety

TO: City Commission
FROM: Tabitha Sharp, City Clerk
SUBJ: BG Stadium Internal Debt Forgiveness
DATE: September 24, 2018

Background:

During the 2019 Budget Process, staff recommended forgiveness of the loan used to fund BG Stadium. The City annually pays the Lake Debt fund a total of \$230,000 from Water, Sewer, Refuse, Tourism and Economic Development. It has been determined that those payments will have little impact on the lake debt and could be better utilized in the previously listed funds. The proposal to eliminate this interfund loan is included in the packet.

Policy Issue:

Official action on the loan forgiveness is needed for auditing purposes.

Fiscal Impact:

Forgiveness of the loan will save Water, Sewer, Refuse, Tourism and Economic Development a total of \$3.2 million dollars. Staff plan to utilize the money to help those Funds better follow our financial policies. The payments have already been taken out of the 2019 Budget.

Trade-offs:

The Lake Debt Fund will not be repaid the \$3 million borrowed. However, staff have developed a new strategy, including the prepayment of the active stages, for which the Lake Debt Fund has adequate cash reserves. Staff are recommending a new approach payment of the final stage.

Staff Recommendation:

Approve the debt forgiveness.

Commission Actions:

Commissioner _____ moved to approve the proposal to forgive the Loan between the Lake Debt and Water, Sewer, Refuse, Economic Development and Tourism Funds.

Commissioner _____ seconded the motion.

BG Stadium Debt Forgiveness Plan



EL DORADO

THE FINE ART OF LIVING WELL

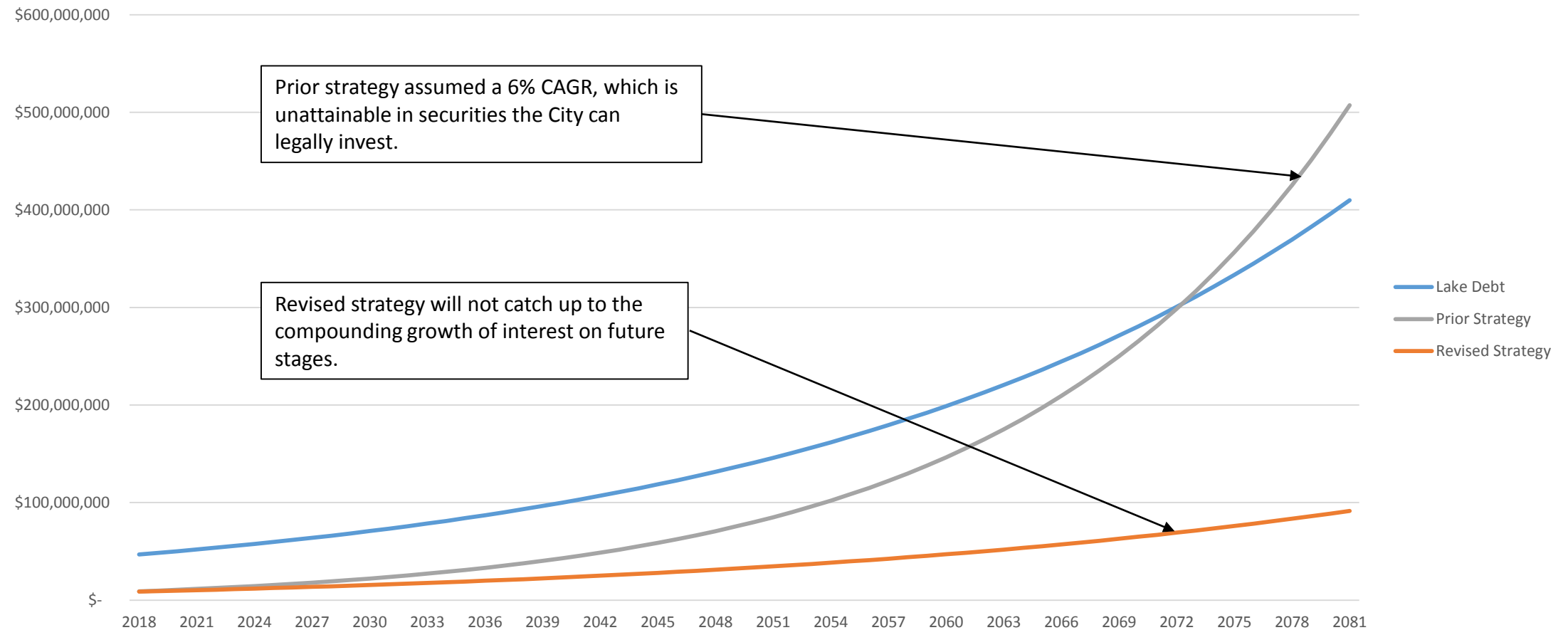
Background

- In 2012, the City participated financially in the construction of BG Stadium.
- The City contributed one-third of the project cost, or about \$3.13 million, with the funds being borrowed from the Lake Debt Fund. Proceeds were to be repaid, with 4% interest, from several internal funds.
- The internal loan provided the Lake Debt Fund with much needed return on investment to help grow the fund. The eventual plan was to use proceeds from the loan and other investments to pay future stages of Lake Debt.

Background

- In 2017, the City rebalanced its investment portfolio to better align with municipal investment requirements as well as to adjust its return on investment assumptions.
- The City had been assuming a rate of return of 6%, although a decade of low interest rates does not allow the City to obtain this rate of return anywhere in the market that municipals are allowed to invest.
- The rate of return was consequently revised lower, to 3%. At this rate, the City's investments would not facilitate the complete repayment of the future stages of Lake Debt without additional infusions of capital, additional revenue from water sales, or both.

Background



Payments

- The City annually pays itself \$230,000 from the following funds in repayment of the City's share of BG Stadium:

Fund	Amount
Water	\$65,000
Sewer	\$65,000
Tourism	\$40,000
Industrial Mill Levy	\$40,000
Refuse	\$20,000
TOTAL	\$230,000

Proposal

- The City has modified its Lake Debt strategy since it is unable to attain a return on investment of 6% with the investments available today.
- As such, the proposed budget includes forgiveness of the internal debt “issued” to finance the construction of BG Stadium.
- The proposal would save the City \$230,000 each year until 2032. Implementation of this proposal would save internal funds \$3.22 million.

2018 Commission Priorities

Water Sales • Community Image • Industrial and Business Parks • Parks and Recreation • Public Safety

TO: City Commission
FROM: Tabitha Sharp, City Clerk
SUBJ: Excess Sales Tax for a Basketball Court at the Library
DATE: September 24, 2018

Background:

The 2018 Sales Tax Advisory Committee included \$10,000 for improvements to the Disc Golf Course as part of their recommendations for the use of excess sales tax funds collected in 2017. The City Commission further discussed the recommendation at a work session and requested that those funds be used for a basketball court at the Library Park instead. The following are the sales tax projects to be completed with excess funds from 2017:

- Additional Property Tax Reduction \$294,381.50
- East Park Concession/Restroom Facility \$ 30,000
- Gordy Park Playground Equipment \$ 40,000
- Tennis Courts at Prairie Trails \$ 40,000
- ~~Repairs to the Disc Golf Course~~ ~~\$ 10,000~~
- Batting Cage at Central Park \$ 15,000
- Wireless Controllers at the Activity Center \$ 4,000
- Picnic Tables \$ 3,595.65
- Chamber of Commerce Grant Program \$ 10,000
- Basketball Court at Library Park \$ 10,000

Policy Issue:

Official action from the City Commission is needed to change the use of those funds.

Fiscal Impact:

The estimated cost of a basketball court is about \$20,000, staff plan to put in a half court with the \$10,000.

Trade-offs:

The funds could be used on other items in the Parks and Recreation Master Plan.

Staff Recommendation:

Approve the motion.

Commission Actions:

Commissioner _____ moved to utilize the \$10,000 previously allocated to improvements at the Disc Golf Course for a half basketball court at the Library Park.

Commissioner _____ seconded the motion.