

The El Dorado City Commission met in a regular session on November 3, 2014 at 7:00 p.m. in the Commission Room with the following present: Mayor Michael Fagg, Commissioner Chase Locke, Commissioner Bill Young, Commissioner Nick Badwey, Commissioner David Chapin, City Attorney Jim Murfin, Assistant City Engineer Scott Rickard, and City Clerk Tabitha Sharp.

VISITORS

Katie Runion	Chamber of Commerce	El Dorado, KS
Susie Carson	Chamber of Commerce	El Dorado, KS
Julie Clements	El Dorado Times	El Dorado, KS
James Powell	323 W Carr	El Dorado, KS
James Cook	719 Fredrick Dr	El Dorado, KS

CALL TO ORDER

Mayor Michael Fagg called the November 3, 2014 meeting to order.

INVOCATION

Pastor Sam McVay, New Life Church, opened the meeting with an invocation.

PLEDGE OF ALLEGIANCE

The City Commission led the Pledge of Allegiance.

PERSONAL APPEARANCE

Katie Runion, President of the El Dorado Chamber of Commerce, presented an update on Chamber activities.

Susie Carson, Executive Director of the El Dorado Chamber of Commerce, invited the City Commission to an informational meeting on the e-communities program.

Mayor Michael Fagg asked who we would be partnering with.

Ms. Carson stated that she has invited the City Commission, Main Street and El Dorado Inc. She stated that they are all working towards the same goal, so it is good to work together.

Commissioner Bill Young asked what the program was.

Ms. Carson stated that an e-community allows them to sell tax credits at the state level which would fund gap coverage for businesses. The program allows for coaches that work with the community to develop a strategic plan for local business.

City Manager Herb Llewellyn stated that this seemed to fit within the discussions at the last meeting about business development and creating programs to proactively address the issue.

Commissioner Young confirmed that the meeting was November 19th at noon.

Ms. Carson stated that it was.

Commissioner Chase Locke stated that he has heard good things about the direction of the Chamber of Commerce and encouraged people to become involved.

Commissioner Young asked if this program will look at studies that have been done previously.

Ms. Carson stated that because she is new, she is still getting information on all of that. She stated that she thought it would be important to bring up at the informational meeting.

Mayor Fagg thanked Ms. Carson for her work, he stated that it seemed like it would be a good idea.

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Commissioner Locke stated that he felt it was a good idea while we figure out what program will work best for El Dorado.

PUBLIC COMMENT

Mayor Michael Fagg opened the floor for public comments.

James Powell, 323 W Carr, stated he thought that the public should be able to comment on the youtube videos.

City Manager Herb Llewellyn asked if that was an option.

Commissioner Bill Young stated that it was in the user settings.

City Manager Llewellyn asked if the City Commission wanted this option.

The Commission agreed as long as the ability to monitor inappropriate content was available.

CONSENT AGENDA

Approval of the City Commission minutes, September 2, 2014.

Approval of Appropriation Ordinance 10-14 in the amount of \$2,604,430.44.

Commissioner Bill Young moved that the Consent Agenda, as presented, be approved.

Commissioner Chase Locke seconded the motion.

Motion carried 5 – 0.

NRP RENEWAL DISCUSSION

Assistant City Engineer Scott Rickard stated that he would like to introduce the draft ideas for the renewal of the Neighborhood Revitalization Program.

Mr. Rickard stated that they are proposing a few changes. The first would add the language that any real property constructed before 1970 will be eligible for the 10 year tax rebate. He stated that maintenance items will not impact the rebate. He stated that the hope is to target areas that need major renovations or repairs.

Mr. Rickard stated that they also wanted to concentrate on infill. He stated that language was added that any project on a piece of property considered infill will be eligible for a 10 year up to \$175,000 rebate.

Mr. Rickard stated that these first two items would be available for five years.

Mr. Rickard stated that they will also be targeting new development. He stated that for one year, this will offer a rebate up to \$175,000 for any new home. He stated that this would run for one year and could be reconsidered by the Commission at the end of that year.

Mr. Rickard stated that they will also be addressing blighted areas, condemned properties and other dilapidated properties. He stated that all non-residential properties that are considered dilapidated in a blighted neighborhood that can be condemned are eligible.

Mr. Rickard stated that another requirement for non-residential properties is that they prove a gap in funding and be eligible for grant funding in El Dorado.

Mr. Rickard stated that by manipulating the plan in this manner, it makes it more manageable for staff. He stated that staff have reviewed the plan with the other taxing entities.

Commissioner David Chapin asked if the new homes will still have tax abatements.

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Mr. Rickard stated that it will continue for another year and be renewed at the Commission's discretion.

Commissioner Bill Young confirmed it would be up for renewal after one year.

Mr. Rickard stated that he was correct, it could be renewed at the discretion of the City Commission.

Commissioner Nick Badwey asked for clarification on the five year time limit.

Mr. Rickard state that it was for non-residential properties.

Commissioner Chapin confirmed that this would encompass the entire city instead of certain areas.

Mr. Rickard stated that he was correct.

Commissioner Young stated that they discussed this at the last Housing Committee meeting. He stated that it was important to review the information for questions.

Commissioner Chapin confirmed that if the other entities did not take part, the City could go on with the program and exempt only their portion of the property tax.

Mr. Rickard stated that they could. He stated that the leaders of the other organizations were understanding of the need for the program. He stated that one entity is concerned with the new housing provision. He stated that it is important for them to understand that we have not had new homes in the past few years.

Mr. Rickard stated that this is important to get people into the new areas and paying utilities and special assessments.

Commissioner Bill Young stated he felt that this was a good opportunity to revitalize the infill and address some of the problems in our housing market.

Mr. Rickard stated that the current plan has allowed us to go outside of the defined district for specified reasons.

City Manager Llewellyn stated that this plan is a little more liberal, but it puts a date on the types of rebate. He stated that there will be the opportunity to participate in the rebate if your house has burnt down or been condemned after this as well.

Commissioner Chapin confirmed that there is a ten year program and a five year program, and they only get a tax rebate on what has been repaired.

Mr. Rickard stated that he was correct. He stated that anywhere that is considered infill is eligible for a ten year rebate.

Commissioner Chapin asked if the tax abatement land is excluded from the rebate.

Mr. Rickard stated that the five percent is covering administration fees from the County. He stated that they give the home owner 95% of the home value, not the land value.

Commissioner Badwey stated that there is a baseline before the improvement.

City Manager Llewellyn stated that they are trying to work something out with the County appraisal office.

Commissioner Chapin stated that he always felt that the boundaries were unfair. He stated that he liked the city-wide proposal.

Mayor Michael Fagg asked how many petitions the City Manager has received for this program.

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City Manager Llewellyn stated that he didn't think he had received any for houses, but a few for commercial properties were received. He stated that if they were eligible for constitutional or IRB tax abatement because of the use, then he allowed it in the program.

Mayor Fagg asked if everyone is on board with this.

Mr. Rickard stated that one entity has shown some concern about allowing new houses or developments to benefit.

Mayor Fagg stated that we need to make sure that they understand our history.

City Manager Llewellyn stated that we have a long history of holding stakeholder meetings and being fully engaged with those entities. He stated that we were being proactive and he felt that it would be ok.

Mayor Fagg reiterated that everyone needed to be on board.

Mr. Rickard stated that they are aware and have scheduled meetings with City of El Dorado staff at their upcoming meetings.

City Manager Llewellyn stated that it will be helpful that some of their board members have been on the City Commission as well and understand this side of it.

Mr. Rickard asked for permission to send it to the other entities for review.

There was consensus amongst the Commission to do so.

SALES TAX COMMITTEE APPOINTMENT

City Clerk Tabitha Sharp stated that we would be appointing new members to the Sales Tax Advisory Board in December. She stated that the Sales Tax Advisory Board provides recommendations to the City Commission for spending the excess sales tax monies. She stated that each Commissioner needed to provide one name and the Mayor needed to provide two.

Mayor Michael Fagg encouraged citizens to contact the Commission if they were interested in serving on the board.

City Manager Herb Llewellyn stated that part of our ability to weather the recession came from the idea of spending the sales tax collected two years after collection.

NEW BUSINESS

Commissioner Chase Locke stated that he requested information from some cities at the League meeting regarding Town Hall meetings on social media. He stated he would provide that information to staff and encouraged them to utilize it.

Commissioner Bill Young asked if staff have had a chance to look at bike lanes.

City Manager Herb Llewellyn stated that Commissioners had authorized some routes previously and staff were present to discuss those and the signs needed.

Scott Rickard, Assistant City Engineer, showed proposed bike lanes on Towanda, 3rd, part of Summit, and Country Club Lane. He stated that it would require on-street parking restrictions.

Mr. Rickard stated that the rest of the blue areas would have signs reminding motorists to share the road with bicyclists.

City Manager Llewellyn stated that they will also see the 3-foot, it's the law, signs on our vehicles and throughout the city.

Mr. Rickard stated that they are looking at putting up approximately fifty signs and restricting on-street parking on Towanda, Summit, and Country Club Rd.

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Mr. Rickard stated that they will also put the bike symbol on the roadways where allowed. He stated that they will begin with the signs and pavement markings in the allowable areas.

Mayor Fagg asked what the cost of the signs was.

Mr. Rickard stated that we have the cost for the blanks.

City Manager Llewellyn stated that we make all of our own signs because it is less expensive than purchasing them. He stated that we also recycle older signs.

Mayor Fagg asked if we could just begin with a few signs and get feedback from citizens.

Commissioner Young stated that this is an opportunity to follow the direction of the Comprehensive Plan and encourage people to get out and utilize our streets.

Commissioner Young encouraged citizens to go to the city's website and take the survey for Connect 2025. He stated that if a citizen prefers a paper copy, they are available at the library, city hall and the senior center.

Commissioner Young asked if the El Dorado Inc. Director was available to discuss the new business opportunities.

City Manager Llewellyn stated that she will be here at the next meeting.

Commissioner Nick Badwey asked if we could encourage Mr. and Mrs. Farmer to expand the Spec Building program to their new addition.

City Manager Llewellyn stated that several years ago, El Dorado Inc. came up with a spec building program. He stated that El Dorado Inc. picks up the interest on the note for six months, if the house is not sold within ninety days of the occupancy permit.

City Manager Llewellyn stated that there is one existing and now five applications in to El Dorado Inc. He stated that the current limit was four homes. He stated that El Dorado Inc. is asking to add two houses to the program.

City Manager Llewellyn stated that so far we have not paid any interest on any home in this program because they have all sold.

Commissioner Young stated that after this was passed, they had applications for the first time in awhile.

Mr. Rickard stated that those were sold before they were even finished.

Commissioner Young stated that if we stop at six, the Farmers would not be able to participate.

Commissioner Badwey stated that at least until the others were through the program.

Commissioner David Chapin stated that they could limit it to one house per builder.

Commissioner Badwey stated that the potential reward outweighs the risk.

City Manager Llewellyn asked if Commissioner Chapin was ok with it being one per builder going forward.

Commissioner Chapin stated that it should work, but if economic times turned bad, it could cost the city more.

City Manager Llewellyn asked if he wanted to increase the program, or leave it at four and limit the number of homes per builder.

Commissioner Chapin stated he wasn't sure what they should do, he was just concerned about the exposure to the city.

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Commissioner Young confirmed that the exposure at six homes for the city would be \$30,000.

City Manager Llewellyn confirmed he was correct.

Commissioner Chapin asked if El Dorado Inc. is ok with it.

City Manager Llewellyn stated that they did not have to do anything tonight. He stated that El Dorado Inc. has asked for an increase to six homes. He stated that it was about how much exposure the City Commission felt comfortable with.

Commissioner Locke stated he would like to talk to some people and understand it better.

Commissioner Chapin stated he would also like some time to discuss it.

Commissioner Young stated that he was encouraged by the interest in building permits.

Commissioner Badwey confirmed that with those currently being requested, it would be \$1.3 million in homes and only \$25,000 in potential risk to the city.

City Manager Llewellyn confirmed he was correct. He also stated that a committee is reviewing all of these applications.

Commissioner Young stated that this program is also available for infill homes.

Commissioner Chapin stated he was pleasantly surprised with how quickly and nicely Olive was done.

Commissioner Badwey stated that he also received a compliment on North Summit.

City Manager Llewellyn stated that staff reviewed the necessary improvements and that because there was enough left from previous years, we were able to complete the project. He stated that the sales tax pot for street resurfacing is now empty, so future streets will have to work through the budget process.

Commissioner Chapin asked if there is a rotating list for future years.

City Manager Llewellyn stated that they are reviewed each year.

Mr. Rickard stated that when the CIP is reviewed each year, he identifies specific streets for the immediate years, but leaves future years available as needed street repairs become apparent.

Commissioner Chapin stated that 3rd and Olive were the first two streets in the program. He stated that he has noticed that the asphalt was different on portions of Emporia, he asked what the norm was.

Mr. Rickard stated that paving standards have evolved over the years. He stated that early on, staff recommended complete tear-outs and others that recommended stretching the dollars as far as possible. He stated that they experimented a lot the first few years, and are now going back to those streets and redoing them.

Commissioner Chapin asked if the street was better with two layers.

Mr. Rickard stated that there are two different layers, but they want to look for depth. He stated that the thinner the final lift, the better it is.

Commissioner Chapin asked if they will use that method on all future street repairs.

Mr. Rickard stated that they will core it and look at the base. He stated that they try and build up the higher traffic roads.

Commissioner Chapin asked why there is a drop off around the man holes on Main Street.

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Mr. Rickard stated he thought they were in the parking area, but he would take a look at it. He stated that some of those are integrated storm sewer boxes that can't be adjusted.

Mayor Fagg stated that he remembered when they used to use eight to nine inches of asphalt.

Mr. Rickard stated that they have scaled it back to six inches because of the cost and the different things they are able to do with the sub base.

City Manager Llewellyn stated that the hardest thing on the residential streets is the trash truck because of its weight.

Mr. Rickard stated that in the past, there was less repair on the streets, so they did not last as long.

Mayor Fagg asked if the \$600,000 was enough.

Mr. Rickard stated that there wasn't enough room to ask for more without changing the property tax relief.

Mayor Fagg asked if there is money for non-standard streets.

City Manager Llewellyn stated that they have turned some of those roads back to gravel to easily maintain them. He stated that the City spends a lot of money putting asphalt into potholes on non-standard streets. He stated that other work is not consistent with the city's policy.

Mayor Fagg asked if we could set money aside each year to help with these roads.

City Manager Llewellyn stated that they could. They have done that with some of those streets. He stated that there is willingness on the Commission to talk about unimproved streets, the Commission has to think about how they will justify the expense.

Mr. Rickard stated that 8th, Douglass and Topeka have all protested out of improving their streets.

Mayor Fagg stated he thought Halloween went well. He stated he saw a police officer pull up and talk to some kids and was very proud at how they talked to the children.

City Manager Llewellyn stated that most of the time when they interact with the public it is in a negative situation, and that they are working to change that perception.

CITY MANAGER'S REPORT

City Manager Herb Llewellyn stated that he received a call from someone in Augusta who thought we cut off their water supply and that is why it tasted bad. He stated that Augusta is managing their water supply and the City of El Dorado has done nothing to the water.

ADJOURNMENT

Commissioner Nick Badwey moved to adjourn the meeting at 8:35 p.m.

Commissioner Bill Young seconded the motion.

Motion carried 5 – 0.

City Clerk Tabitha D. Sharp

Mayor Michael A. Fagg