

EL DORADO CITY COMMISSION MEETING

October 9, 2019

The El Dorado City Commission met in a regular session on October 9, 2019 at 6:30 p.m. in the Commission Room with the following present: Mayor Vince Haines, Commissioner Matt Guthrie, Commissioner Gregg Lewis, Commissioner Nick Badwey, Commissioner Kendra Wilkinson, City Manager David Dillner, and City Engineer Scott Rickard, and City Clerk Tabitha Sharp.

VISITORS

Curt Zieman

128 N Vine

El Dorado, KS

CALL TO ORDER

Mayor Vince Haines called the October 9, 2019 meeting to order.

INVOCATION

Pastor Jurdan Counts, Park Avenue Baptist Church, opened the meeting with an invocation.

PLEDGE OF ALLEGIANCE

The City Commission led the Pledge of Allegiance.

PRESENTATION

Fire Chief Joe Haag thanked Andy and Megan Reese for their assistance in helping the El Dorado Fire Department apply for and receive the equipment grant from Firehouse Subs.

PUBLIC COMMENT

Mayor Vince Haines opened the floor for public comment.

There were no comments.

CONSENT AGENDA

Approval of City Commission Minutes from September 16, 2019 and Special City Commission Minutes from September 11, 2019.

Approval of Appropriation Ordinance No. 09-19 in the amount of \$1,930,160.02.

Approval of a temporary Cereal Malt Beverage License for El Dorado Community Partners at 206 North Griffith Street.

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Approval of Cereal Malt Beverage License for Golden Asian Buffet at 2350 West Central Avenue.

Approval of temporary Cereal Malt Beverage License for Cameron Motter at 210 E 2nd Street.

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

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

LIQUOR SALES TAX FUNDING APPROVAL – THRIVE! BUTLER

City Clerk Tabitha Sharp stated that Thrive! Butler and the Safehouse have requested funding for a babysitter during their programming. She stated that previous allocations have left a balance of approximately \$7,000 in the account, so there is plenty for their request.

Mayor Vince Haines asked if they fit the funding requirements.

City Clerk Sharp stated that they were funded earlier in the spring. She stated that the statute isn't clear, so the argument can be made at this time that their purpose fits.

Commissioner Kendra Wilkinson moved to allocate the Liquor Tax Monies in the amount of \$1,800 to Thrive! Butler and to authorize the City Manager to execute the appropriate documents and contracts with the recipient and that these funds are disbursed consistent with Kansas statutes.

Commissioner Matt Guthrie seconded the motion.

Motion carried 5 – 0.

ORSCHELN FUNDING AGREEMENT

City Manager David Dillner stated that Orschelns has submitted their application for a funding agreement that will be used to pay for services provided in the development of the Tax Increment Financing District. He stated that this agreement will allow us to move forward with the steps that create the district.

Mayor Vince Haines asked if the funding exceeds the amount we spend if they would provide additional funds.

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City Manager Dillner stated that the agreement provides for additional funding should that be an issue.

Commissioner Gregg Lewis moved to approve the funding agreement with Orscheln's and directed the Mayor to sign said agreement.

Commissioner Matt Guthrie seconded the motion.

Motion carried 5 – 0.

DILAPIDATED HOMES UPDATE

City Engineer Scott Rickard stated that staff not heard from any of the interested parties for the following addresses: 1107 W Carr, 1108 W Carr, 426 W 7th and 802 S Taylor and so staff are ready to move forward with demolition. He stated that staff have solicited bids for the demolition of these four structures and the low bid was Stands Farms.

City Engineer Rickard stated that staff will update the City Commission regarding the fifth property in November. He stated that we have heard from them, they have stated that the owner's medical issues are preventing them from moving forward and they are requesting more time.

Commissioner Nick Badwey stated that he felt that they had enough time already, and if they are unable to provide any other information, it is time for the house to come down. He asked if they get someone to purchase it at auction if the new owner will get more time.

City Engineer Rickard stated that the deed has been filed with the demolition order on it, so anyone who purchases it will know that the home is being torn down. He reminded the City Commission that this process has been going on for a while, and so the owners have had time to deal with the situation.

Commissioner Matt Guthrie asked if there was enough money in the fund to cover all of the properties.

City Engineer Rickard stated that there is approximately \$15,000 in the fund now and there will be another transfer for 2019 before the end of the year, so there are adequate funds.

Commissioner Kendra Wilkinson asked if it was the responsibility of the person demolishing a home to do the backfill.

City Engineer Rickard stated that it was.

Commissioner Wilkinson requested that staff look into the property on Towanda that was recently demolished.

Commissioner Matt Guthrie moved

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

City Engineer Rickard stated that those costs will be assessed back on to that property in hopes that the City will receive some return on the property if it is sold.

KDOT COST-SHARE PROGRAM

City Engineer Scott Rickard stated that the State of Kansas has released this program as part of the new transportation program. He stated that the intent of the program is to make improvements to the highway system and to encourage growth.

City Engineer Rickard stated that staff hear a lot about McCollum and Main, especially during the school year. He stated that staff have proposed a round-about that will ease the traffic in that area and assist with the potential addition of a northwest trafficway.

City Engineer Rickard stated that the estimated cost is \$1.467 million, which will include a mill and overlay of Main from 12th to McCollum. He stated that the mill and overlay allowed us to contribute more which will increase the points our application receives.

City Engineer Rickard stated that he is hearing that this will be a very competitive program with about \$11 million available each year. He stated that this fall, there is an infusion of \$50 million that will not be available in the future.

Commissioner Gregg Lewis moved to direct the City Manager to submit an application to the Kansas Department of Transportation Cost Share Program.

Commissioner Matt Guthrie seconded the motion.

Motion carried 5 – 0.

NEIGHBORHOOD REVITALIZATION POLICY RENEWAL

City Engineer Scott Rickard stated that the Neighborhood Revitalization Program is set to expire at the end of the year. He stated that staff have discussed the renewal with the Commission at previous work sessions.

City Engineer Rickard stated that there are 165 parcels currently in the program. He stated that properties can perform improvements on their parcel and receive approximately 95% of the new tax as a refund each year for ten years.

City Engineer Rickard reviewed the criteria for participation in the program. He stated that there is a minor change in this section, specifically C, the “and/or” was taken out and it only says “and” now. He stated that they added section E which includes properties in the Opportunity Zone.

City Engineer Rickard stated that previously it specified structures built prior to 1970, it has been changed to homes 50 years or older. He stated that new homes are no longer eligible.

Mayor Vince Haines stated that he would like to change the \$250,000 ceiling, especially in the Opportunity Zone. He encouraged them to change it to per unit or to increase to allow a better benefit for multi-family housing.

Commissioner Matt Guthrie stated that he understood that other entities had previously had a problem with that amount.

Mayor Haines stated that specifically as it refers to multi-family housing, that number is very limiting. He suggested limiting it to \$250,000 per single family unit or per dwelling unit.

Commissioner Kendra Wilkinson stated that she saw the Opportunity Zone as being more attractive to multi-family housing units.

Commissioner Gregg Lewis asked about the Adlesperger Addition on South Emporia.

City Engineer Rickard stated that for residential, it's the 50 years or older and addresses within the opportunity zone.

Mayor Vince Haines moved to approve the Neighborhood Revitalization Plan as presented with the alteration of removing the \$250,000 limit on properties within the Opportunity Zone.

Commissioner Gregg Lewis seconded the motion.

Commissioner Badwey asked if staff thought they could present this to the other entities.

City Engineer Rickard stated that if they have good reasoning, he thought they would be willing to approve it. He felt if an elected official attended those meetings with staff, it would help.

Motion carried 4 – 1 (Commissioner Matt Guthrie opposed).

Commissioner Nick Badwey moved to approve Resolution No. 2894, a resolution authorizing and directing the Mayor to execute an interlocal agreement with the Butler County Board of Commissioners, Butler Community College, Unified School District #490, and Unified School District #375, for the Neighborhood Revitalization Program.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

CDBG ENVIRONMENTAL REVIEW

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City Manager David Dillner stated that the City has been awarded a CDBG grant for the purpose of rehabilitating the property at 142 N Main Street.

Commissioner Gregg Lewis moved to direct the Mayor to sign documents related to Grant No. 19-CR-002 for 142 N. Main.

Commissioner Matt Guthrie seconded the motion.

Motion carried 5 – 0.

REPORTS

CITY COMMISSION

Commissioner Kendra Wilkinson stated that she attended the Historic District Community Forum today. She stated that they heard a presentation from the Kansas Oil Museum on researching homes in El Dorado and it was very interesting the amount of information they have. She stated that they also heard about a new business downtown called Psycho Kitty Kreations who will be offering jewelry and other crafts. She stated that Wade Wilkinson discussed the building he is rehabilitating and he will be leasing it to Great Beginnings for their retail shop. She stated that they also heard from Elks Lodge and they were very grateful for the City's contribution to their new building.

Commissioner Matt Guthrie stated that he attended the Kansas Supreme Court event on Monday evening and the breakfast the next morning. He stated that it was a very nice event.

Mayor Vince Haines thanked Senator Givens for planting the seed to get that event here in El Dorado.

Mayor Haines stated that he attended a REAP meeting last week and they discussed workforce. He stated that they have established a task force to better address the issue.

Mayor Haines stated that he also went to the Governor's Symposium for Early Childhood and they also discussed workforce in reference to not only attracting teachers, but child care so that adults could go to work.

Mayor Haines stated that he also attended the Historic Forum as well as the Chamber of Commerce Career Expo today. He thanked them for offering those events.

CITY MANAGER

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City Manager David Dillner stated that the City has received notice of the CDBG grant in the amount of \$247,950 for the rehabilitation of the building at 142 N Main.

City Manager Dillner stated that the Police Department has received a \$33,900 grant for training regarding mental health issues. He stated that they also received a DOJ grant for vests.

City Manager Dillner stated that the Walnut River Water Festival will be at BCC for 4th graders and our water and wastewater staff will be present.

City Manager Dillner stated that SBA will be doing their annual healthfest on October 17th.

City Manager Dillner stated that the Kansas Oil Museum will be hosting the haunted cemetery tour on October 26th.

City Manager Dillner stated that the City will be hosting a pumpkin carving event, pre-registration is required.

City Manager Dillner stated that from 4 to 6 p.m. on October 31st, Main Street will be hosting their annual trick or treat event.

EXECUTIVE SESSION

Commissioner Nick Badwey moved to recess into executive session pursuant to the non-elected personnel exception under K.S.A. 75-4319(b)(1), to discuss the City Manager's annual evaluation and to reconvene the meeting at 8:10 p.m. in the City Commission Room.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

Mayor Vince Haines called the meeting back to order at 8:12 p.m.

ADJOURNMENT

Commissioner Nick Badwey moved to adjourn the meeting at 8:13 p.m.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

City Clerk Tabitha D. Sharp

Mayor Vince Haines