

EL DORADO CITY COMMISSION MEETING

November 4, 2019

The El Dorado City Commission met in a regular session on November 4, 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 and City Clerk Tabitha Sharp. Absent: City Manager David Dillner and City Engineer Scott Rickard.

VISITORS

Curt Zieman	128 N Vine	El Dorado, KS
Brad Meyer	222 E 2 nd	El Dorado, KS
Kevin King		El Dorado, KS

CALL TO ORDER

Mayor Vince Haines called the November 4, 2019 meeting to order.

INVOCATION

Pastor Corey Landreth, Real Life Church, opened the meeting with an invocation.

PLEDGE OF ALLEGIANCE

Cub Scout Pack #410 led the Pledge of Allegiance.

PUBLIC COMMENT

Mayor Vince Haines opened the floor for public comment.

There were no comments.

CONSENT AGENDA

Approval of City Commission Minutes from October 21, 2019 and Special City Commission Minutes from October 16, 2019.

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

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

205 NORTH WASHINGTON DEMOLITION BID APPROVAL

City Engineer Scott Rickard stated that this was one of the properties that a condemnation hearing was held for. He stated that during the public hearing, the City Commission gave the

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property owner 60 days to sell their property, that time has passed and staff have been unable to get in touch with the property owners. He stated that staff are recommending that we move forward with the demolition.

Commissioner Matt Guthrie moved that since Stands Farm has submitted the lowest and best bid of \$4,500.00 for demolition of 205 N Washington, that the City Manager be directed to award the contract to said contractor providing that the company furnish the proper bonds.

Commissioner Nick Badwey seconded the motion.

Motion carried 5 – 0.

SPECIAL USE PERMIT APPLICATION – 105 NORTH ARTHUR STREET

City Engineer Scott Rickard stated that staff received a special use permit application for 105 North Arthur for on site vehicle storage. He stated that the Planning Commission passed the application with the provisions that he provide a privacy fence of at least six feet and that all vehicles be stored inside the fence.

Commissioner Nick Badwey confirmed that Mr. King does not own the property.

Kevin King stated that he does not, but intends to purchase it.

Commissioner Badwey asked if the SUP would stay with the property if he doesn't purchase it.

City Engineer Rickard stated that it stays with his use of the property, if the use changes, the permit is no longer applicable.

Mayor Vince Haines asked who submitted the application.

City Engineer Rickard stated that like other cases, the tenant has proposed the SUP and the land owner has provided written permission. He stated that it has been done before.

Commissioner Kendra Wilkinson asked what else the Planning Commission requested.

Commissioner Matt Guthrie asked what the two dissenting votes were for.

City Engineer Rickard stated that the discussion included the current use and proximity to residential neighborhoods. He stated that the SUP was triggered by the storage issue.

Commissioner Guthrie asked why it was just a six foot fence.

City Engineer Rickard stated that anything over six feet requires a special use permit itself.

Commissioner Guthrie asked if the RV is still there.

Kevin King stated that it will be stored behind the fence.

Commissioner Guthrie asked if he would be willing to do an eight foot fence.

Mr. King stated that he would be willing to do that with no problem.

Commissioner Badwey asked if he would have to go back and get another SUP if they required an eight foot.

City Manager David Dillner stated that it may not be something that they can add to the current SUP because of the requirements for an eight foot fence.

Commissioner Guthrie asked if we could waive the fee if he had to go get another SUP.

City Engineer Rickard stated that the publication costs would be significant.

Commissioner Guthrie stated that he felt that an eight foot fence would be better suited for this property so that it would cover the RV.

Commissioner Gregg Lewis asked how hard it is to enforce if he does not park his vehicles within the area stated.

Police Chief Curt Zieman stated that if they are legally tagged and operable, they can be parked on the street. He stated that anything inoperable and not tagged would have to be within the area of the business.

Commissioner Lewis asked if this would be a salvage yard.

Mr. King stated that he likes to work on vehicles in his spare time and so to make sure that he is compliant with the rules regarding inoperable vehicles, he is applying for this SUP.

Commissioner Lewis asked if he was living there.

Mr. King stated that he wasn't, this is not a livable building.

Commissioner Badwey asked if he was a recreational mechanic.

Mr. King stated that he was.

City Manager Dillner stated that thinking about the fact that the Planning Commission stated at least a six foot fence, if there was a super majority, it would probably be okay.

City Engineer Rickard stated that the existing fence was six feet.

Mr. King stated that it was, and that the property with the current fence sloped down.

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Commissioner Lewis asked how he would prevent motor oils from running downhill.

Mr. King stated that if he does work with oils, that is done inside the building.

Commissioner Matt Guthrie moved to approve Case No. 19-06-SUP, requesting a SUP for a vehicle storage yard, with the following conditions: (1) the property is screened with an eight foot privacy fence on the frontage of Arthur Street and with a minimum six foot privacy fence along the remainder of the property as proposed by the applicant, and (2) the vehicle storage area must be limited to the screened area, and that Ordinance No. G-1312 be approved.

Commissioner Nick Badwey seconded the motion.

Roll Call Vote

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

CENTRAL AND SCHOOL ROAD COMMERCIAL ESTATES FINAL PLAT

City Engineer Scott Rickard stated that the Commission has before them the final plat with the easements and right-of-way at Central and School Road for approval. He stated that it creates one large commercial lot, two out parcels, a western lot and four residential lots on the south side of Prairieland Estates.

Commissioner Matt Guthrie asked what the two outer lots were similar in size to.

Mayor Vince Haines stated that it was comparable to Arby's. He stated that he was concerned about the buildability of the lot 3.

City Engineer Rickard stated that it would have to be built to the north and parking would front Central Avenue.

Commissioner Guthrie asked if the street would go all the way through.

City Engineer Rickard stated that it would connect to the t-intersection.

Commissioner Gregg Lewis moved accept easements and right-of-way dedications in the Central and School Road Commercial Estates Final Plat.

Commissioner Matt Guthrie seconded the motion.

Motion carried 5 – 0.

FLOODPLAIN MANAGEMENT ORDINANCE

City Engineer Scott Rickard stated that the City took part in a re-mapping of the floodplain of El Dorado. He stated that when the first map was done, the Commission chose not to go through the certification of the levy. He stated that the levy protects the Central Park ball diamonds and so they determined it wasn't necessary. He stated in order to amend the existing map, we must adopt an Ordinance provided by FEMA.

City Engineer Rickard stated that in order to be eligible for federal disaster funds, we must have a Floodplain Management Ordinance adopted. He stated that it has already been approved by the division of water resources.

Commissioner Nick Badwey moved that Ordinance No. G-1313, an ordinance amending El Dorado Municipal Code Section 15.48 relating to floodplain management, be adopted.

Commissioner Kendra Wilkinson seconded the motion.

Roll Call Vote

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

ROCKY ROAD RIGHT-OF-WAY VACATION & QUIT CLAIM DEED

City Engineer Scott Rickard stated that when Rocky Road and Oil Hill were improved, the improvement left the triangle left at the y unnecessary for the City to keep. He stated that there are some utilities and drainage that use the easement, and so those will need to stay. He stated that staff are recommending the property be deeded to BG Products with the easements left in place.

Commissioner Nick Badwey moved that Ordinance No. G-1314, an ordinance, relating to and providing for the vacation of a portion of street right of way generally located north of North Haverhill Road and west of Oil Hill Road to the City of El Dorado, Kansas, be adopted.

Commissioner Kendra Wilkinson seconded the motion.

Roll Call Vote

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

Position No. 3 Commissioner Nick Badway Yes

Commissioner Nick Badway moved to direct the City Manager to Quit Claim Deed the vacated right of way to BG Products.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

2020 AIRPORT PROJECT

Public Works Director Brad Meyer stated that after the “go call” on September 30, 2019 with the FAA for the 2020 airport project (which is replacing runway lights on 4-22 and 15-33) we were informed that the FAA did not include the PAPI light replacement on 15-33 and the addition of PAPI lights to 4-22. We also discovered that the 2020 plan did not include taxiway lights. He stated that staff are requesting to carry the balance of the project, approximately \$327,000, with a temporary note in case the bills come before the grant money comes from the FAA annually.

Mr. Meyer stated that the project scope would be as follows.

- Runway 15/33 light replacement with new regulator
- Runway 4/22 light replacement with new regulator
- Runway 15/33 PAPI replacement (2-box) with new regulator
- Runway 4/22 new PAPI installation (2-box) with new regulator
- Taxiway A light replacement
- Taxiway B new LED light fixtures
- Taxiway C new LED light fixtures

Mr. Meyer stated that the grant that has been approved for 2020 is approximately \$393,000. He stated that we will receive \$150,000 per year in entitlement money after that from the FAA. These funds will be used to repay the temporary note each year.

Commissioner Nick Badway confirmed that even with interest, one mobilization cost will be more efficient than a few years' worth.

Mr. Meyer stated that he was correct.

Commissioner Matt Guthrie asked who would be doing this project.

Mr. Meyer stated that it hasn't been bid yet, so we were not sure at this time.

Commissioner Guthrie asked what else is coming up for the airport after this.

Mr. Meyer stated that they have done assessments and the pavement is in good shape, but by the time we build up more entitlement money, we might have to do something with that. He

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stated that we can't usually use the entitlement money for buildings. He stated that they prefer we focus on safety issues.

Commissioner Kendra Wilkinson moved to approve the combination of the airport projects and directed staff to seek bids for a temporary note not to exceed \$327,000 at which time the funding is necessary to complete the project.

Commissioner Matt Guthrie seconded the motion.

Motion carried 5 – 0.

DISTRICT 142 COMMUNITY DEVELOPMENT BLOCK GRANT AGREEMENT

City Manager David Dillner stated that the grant agreement before the Commission is between the State of Kansas and the City of El Dorado. He stated after that agreement is complete, the City will disburse the funds to the owners of District 142 for the purposes of rehabilitating their building.

Commissioner Matt Guthrie confirmed that the City would be managing the grant.

City Manager Dillner stated that we would as is required by law.

Commissioner Gregg Lewis moved to direct the Mayor to sign the contract and to direct the Mayor and City Manager to complete any other documents associated with the grant process.

Commissioner Matt Guthrie seconded the motion.

Motion carried 5 – 0.

TYLER TECHNOLOGIES CONTRACT APPROVAL

City Manager David Dillner stated that the agreement is for moving the software utilized by the City in-house so it will be more efficient and better work with our software upgrades. He stated that there is also a significant cost savings. He stated that next year there will be an increase of approximately \$10,000 next year for their assistance with our migration, but the following year we will see a savings of approximately \$50,000 per year.

Commissioner Nick Badwey moved to direct the City Manager to sign the contract with Tyler Technologies.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

REPORTS

CITY COMMISSION

Commissioner Gregg Lewis stated that there was a port-a-pot on its side behind Sonic.

Commissioner Matt Guthrie asked if staff could move forward with the change for the library board so that if Bill did not want to serve, Nick could do so.

Mayor Vince Haines encouraged people to go vote tomorrow.

Mayor Haines stated that he will not be able to attend the whole work session next Wednesday due to another commitment.

CITY MANAGER

City Manager David Dillner stated that in addition to the election tomorrow, there is a ribbon cutting for Kelly's Etc. and a recognition for Intrust Bank from the Chamber of Commerce.

City Manager Dillner stated that Saturday is the Celebration of Freedom parade at 11 a.m.

City Manager Dillner stated that Monday, the city offices will be closed but trash routes will run normally.

City Manager Dillner stated that the third Thankful Thursday will be next week.

City Manager Dillner stated that the County and school districts have all adopted the new NRP, the County had a minor provision for individuals who pay under protest. He stated that the college will be reviewing it at their next meeting.

City Manager Dillner stated that USD 490 and the City are working on a new crossing at Orchard and 5th.

Mayor Vince Haines confirmed where the crossing would be.

City Manager Dillner stated that it would be across Orchard at 5th.

Mayor Haines asked if we could consider moving the crosswalk on 6th from the old Lincoln school closer to the trailer park where many kids are crossing.

City Engineer Scott Rickard stated that they discussed with the school a signalized crosswalk. He stated that for a push button signal, it would be about \$150,000 and that does not include costs for sidewalk on the north side. He stated that the school and city are considering a safe route to school grant application in order to try and fund that. He stated that the school is looking at safer ways for children to cross until something else can be done.

City Engineer Rickard stated that he wanted to mention that Vine would be closed for a water main repair and so truck traffic will be detoured.

ADJOURNMENT

Commissioner Nick Badwey moved to adjourn the meeting at 7:45 p.m.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

City Clerk Tabitha D. Sharp

Mayor Vince Haines