

The El Dorado City Commission met in a regular session on November 2, 2020 at 6:30 p.m. in the Commission Room with the following present: Mayor Bill Young, Commissioner Matt Guthrie, Commissioner Gregg Lewis, Commissioner Nick Badwey, Commissioner Kendra Wilkinson, City Manager David Dillner, City Engineer Scott Rickard and City Clerk Tabitha Sharp. Absent: City Attorney Ashlyn Lindskog

VISITORS

Lee White	Butler County, Kansas News	El Dorado, KS
Kurt Bookout	220 E 1 st Ave	El Dorado, KS
Curt Zieman	220 E 1 st Ave	El Dorado, KS
Troy Palmer		Augusta, KS
Linda Turner		Augusta, KS

CALL TO ORDER

Mayor Bill Young called the November 2, 2020 meeting to order.

INVOCATION

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

PLEDGE OF ALLEGIANCE

The City Commission led the Pledge of Allegiance.

PROCLAMATIONS AND RECOGNITION

Mayor Bill Young read a proclamation honoring Veterans in El Dorado.

PUBLIC COMMENT

Mayor Bill Young opened the floor for public comments.

There were no comments.

CONSENT AGENDA

Approval of the City Commission minutes from October 19, 2020.

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

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

NEW BUSINESS

LAND BANK ORDINANCE

City Manager David Dillner stated that the proposed Ordinance will establish a Land Bank. He stated that this will grant the city the authority to temporarily exempt a property from property taxes or special assessments while the City works to sell or otherwise dispose of the property.

Commissioner Matt Guthrie asked why we were not proceeding with the property on South Star.

City Manager Dillner stated that the lien on that property was a State lien and we are not able to forgive those.

Commissioner Kendra Wilkinson asked for specification on who would be on the board.

City Manager Dillner stated that the way the Ordinance is written is that the Commission will serve as the board until such time as a committee is appointed.

Commissioner Gregg Lewis moved to approve Ordinance No. G-1339, an Ordinance establishing Chapter 15, Article 50 of the Municipal Code of the City of El Dorado, Kansas, pertaining to the establishment of a land bank for the City of El Dorado, Kansas.

Commissioner Matt Guthrie seconded the motion.

Motion carried 5 – 0.

EVERGREEN AGREEMENT

Public Utilities Director Kurt Bookout stated that since the wastewater plant was built, we have used wood chips that were given to us for free from the utility tree trimming companies. He stated that staff began looking elsewhere when we were made aware that those companies had completed their trimming project and would not be in the area as often.

Public Utilities Director Bookout stated that staff have worked out a contract with Evergreen Feedstock to come in and do the chipping at the compost site. He stated that they will provide chips for the wastewater plant, parks and recreation and some for the citizens as well.

Commissioner Matt Guthrie asked how much it costs to purchase the wood chips.

Public Utilities Director Bookout stated that Parks and Recreation spends about \$8,000 per year, the Utilities Department has not had to purchase them before.

Commissioner Kendra Wilkinson asked where the area was on the map.

Public Utilities Director Bookout stated that it was to the east.

Commissioner Nick Badwey moved to approve a Service Agreement with Evergreen Feedstock, LLC, and authorizes the Mayor to execute said agreement.

Commissioner Kendra Wilkinson seconded the motion.

Commissioner Guthrie asked what the effect would be on the budget.

City Manager David Dillner stated that they reviewed the budget to confirm that they could absorb the expense.

Motion carried 5 – 0.

Public Utilities Director Bookout stated that he wanted to announce that he would be retiring at the end of December.

Mayor Bill Young asked what he would be doing.

Public Utilities Director Bookout stated that he and his wife will be traveling.

The City Commission congratulated him on his retirement and thanked him for his service.

PRAIRIE TRAILS GOLF COURSE AGREEMENT

City Manager David Dillner stated that the City has worked out a contract with Troy Palmer to purchase the golf course. He stated that the purchase price is \$500,000, which will be

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paid in \$2,000 increments over the chosen term with a balloon payment at the end. The City will finance the purchase agreement and will pay property taxes during the term of the contract. He stated that the City will have first right of refusal should Mr. Palmer decide to sell the course.

City Manager Dillner stated that the intention is to close on the contract prior to November 30th.

Mayor Bill Young invited Troy Palmer up to introduce himself.

Troy Palmer, Prairie Trails Golf, LLC, stated that he is from the Augusta area, owns a business there and recently purchased the golf course in Augusta.

Mayor Young asked if there would be a cooperative agreement between the Augusta and El Dorado courses.

Mr. Palmer stated that there would be a minimal \$5 or \$10 fee to play on the other course. He stated that he is also looking at purchasing another course in the south that pass holders could be offered the same deal with.

Commissioner Kendra Wilkinson moved to approve an Installment Contract for Deed with Prairie Trails Golf, LLC, and authorizes the Mayor to execute any documents necessary to fulfill the sale of Prairie Trails Golf Course.

Commissioner Gregg Lewis seconded the motion.

Motion carried 5 – 0.

REPORTS

CITY COMMISSION AND ADVISORY BOARD UPDATES

Commissioner Matt Guthrie congratulated the El Dorado High School football team on their win. He also encouraged citizens to go out and vote tomorrow.

Commissioner Guthrie stated that he would like to bring back the individual who had the SUP on North Arthur. He stated that he received a complaint over the weekend, and when he drove by, the property was very messy.

City Engineer Scott Rickard stated that the individual with the SUP was asked to vacate the property because it was sold to someone else, and so that is why it was messy over the weekend.

Commissioner Guthrie asked if the SUP continues with the property.

City Engineer Rickard stated that the SUP does not go with the property, it is granted to that person for that use. Once the use is discontinued, the SUP is voided. He stated that the purchaser is going to use it for his business.

Mayor Bill Young asked when he had to be off the property.

City Manager David Dillner stated that he has to vacate by the end of the day tomorrow. The code enforcement officer will write him a ticket if he has not cleared the property by then.

Commissioner Nick Badwey stated that the library's drive thru trick-or-treat was a huge success. He stated that they had prepared for 200 and ended up with 400 people coming through. He also encouraged citizens to go vote.

Commissioner Kendra Wilkinson encouraged citizens to go vote tomorrow.

Mayor Young echoed the sentiments of the other Commissioners and asked people to go vote.

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Mayor Young stated that he through Halloween was a big success city-wide. He stated that his neighborhood had nearly 350 kids come through. He asked the police chief how things were.

Police Chief Curt Zieman stated that there were a lot of people out and it was a nice evening. He stated that there were only four or five calls on the shift brief.

Commissioner Guthrie stated that the officer involved shooting over the weekend had caught his attention because his father lives in that area. He asked if we have non-lethal options for our officers.

Police Chief Zieman stated that they have tasers and batons... He stated that we actually lease the tasers, and it comes with unlimited cartridges. He stated that fortunately, we haven't had to use them often, but they are a good tool to have.

Mayor Young stated that at last week's work session, we visited with Bajillion about the branding options. He stated that he felt that we should engage the public as we did with the flag to get buy in from them.

After discussion, the City Commission agreed to have staff go back to the company and talk to them about options for the rebranding and about taking it to the citizens for a vote.

Commissioner Badwey complimented city employee Barry Brown on the Halloween décor at City Hall and at his house.

CITY MANAGER

City Manager David Dillner stated that the City will be closed on November 11th for Veterans Day. He asked if the Commission would be willing to meet on November 18th instead.

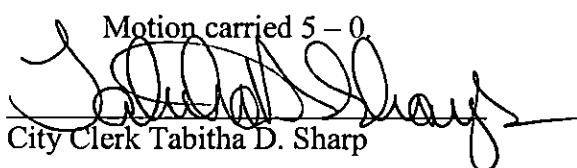
The City Commission agreed to meet then if needed.

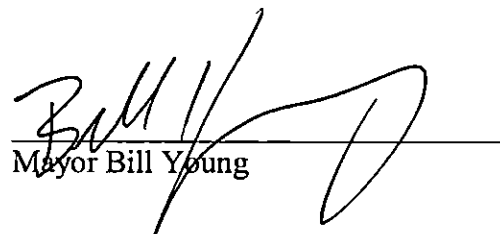
ADJOURNMENT

Commissioner Nick Badwey moved to adjourn the meeting at 7:21 p.m.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0


City Clerk Tabitha D. Sharp


Mayor Bill Young