

The El Dorado City Commission met in a regular session on November 16, 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
Jamie Downs	Butler County Health Department	El Dorado, KS
Curt Ziemann	128 N Vine	El Dorado, KS

CALL TO ORDER

Mayor Bill Young called the November 16, 2020 meeting to order.

INVOCATION

Reverend Mark Somerville, Family Worship Center, opened the meeting with an invocation.

PLEDGE OF ALLEGIANCE

The City Commission led the Pledge of Allegiance.

PERSONAL APPEARANCE

Jamie Downs, Butler County Health Department, presented information to the City Commission regarding the state of the County in regards to COVID-19.

Commissioner Kendra Wilkinson asked how her staffing was.

Ms. Downs stated that she was very short staffed, she stated that they have requested that citizens do their best to follow the directions they have put out regarding the virus.

Commissioner Wilkinson asked if she knew how the hospital was doing.

Ms. Downs stated that the hospital does not have many beds. She stated that the closest open beds at this time are in Missouri.

PUBLIC COMMENT

Mayor Bill Young opened the floor for public comments.

There were no comments.

CONSENT AGENDA

Approval of the City Commission minutes from November 2, 2020 and Special City Commission minutes from October 14 and 27, 2020.

Approval of Appropriation Ordinance No. 10-20 in the amount of \$1,317,962.77.

Cereal Malt Beverage license for Prairie Trails Golf LLC, located at 1100 Country Club Lane.

Commissioner Gregg Lewis moved to approve the consent agenda as presented.

Commissioner Matt Guthrie seconded the motion.

Motion carried 4 – 0.

NEW BUSINESS

SPECIAL USE PERMIT APPLICATION FOR 930 DOUGLAS ROAD

City Engineer Scott Rickard stated that Temple Baptist Church has requested a special use permit to expand their offsite parking lot at 930 Douglas Road. He stated that the Planning Commission reviewed and voted unanimously to recommend approval of the special use permit.

Commissioner Gregg Lewis moved to approve Case No. 20-09-SUP, requesting a SUP to expand offsite parking at 930 Douglas Road and that Ordinance No. 1340 be approved.

Commissioner Kendra Wilkinson seconded the motion.

Roll Call Vote

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
	Mayor Bill Young	Yes

DILAPIDATED HOMES-PUBLIC HEARING

City Engineer Scott Rickard stated that the public hearing to consider resolutions authorizing the demolition of homes at 712 W Ash, 307 S Atchison, 733 S Denver and 805 S Main was published for this meeting. He stated that if the Commission is inclined to pass the resolutions, it will give the owners 30 days to have the structure repaired or demolished. If that does not happen, they will be demolished by the City and assessed to the property. He stated that staff have not heard from any of the individuals associated with these properties.

Mayor Bill Young confirmed that there had been no contact from any of the owners.

City Engineer Rickard stated that he was correct.

Mayor Bill Young opened the public hearing.

Rachel Lacerda stated that she was speaking for the owner at 733 S Denver, stated that he had received two offers on the property and was working with them now. They asked for a 60 day extension for negotiations.

Commissioner Guthrie stated that he was not supportive of additional time.

Commissioner Kendra Wilkinson also stated that she would like to leave it at thirty days right now.

Ms. Lacerda confirmed that he had thirty days to do something with the property.

City Engineer Rickard stated that he did, and if he had further questions, he could reach out to someone in the Engineering Department.

Mayor Young closed the public hearing.

Commissioner Matt Guthrie moved to approve Resolution No. 2910 stating that a structure at 712 W Ash is unsafe or dangerous and directing the structure to be repaired or removed and the premises made safe and secure.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 4 – 0.

EL DORADO CITY COMMISSION MEETING

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Commissioner Matt Guthrie moved to approve Resolution No. 2911 stating that a structure at 307 S Atchison is unsafe or dangerous and directing the structure to be repaired or removed and the premises made safe and secure.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 4 – 0.

Commissioner Matt Guthrie moved to approve Resolution No. 2912 stating that a structure at 733 S Denver is unsafe or dangerous and directing the structure to be repaired or removed and the premises made safe and secure.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 4 – 0.

Commissioner Matt Guthrie moved to approve Resolution No. 2913 stating that a structure at 805 S Main is unsafe or dangerous and directing the structure to be repaired or removed and the premises made safe and secure.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 4 – 0.

Mayor Bill Young thanked staff for their work on these properties.

CONFAB AND OCI TAX ABATEMENT PUBLIC HEARING

City Clerk Tabitha Sharp stated that the Commission passed Ordinances allowing for an economic development property tax abatement in late 2019. She stated that the applications were being reviewed at the State and we were informed that the publication was not included. She stated that after checking with the paper, we found that they did not publish the hearing. The State of Kansas requires that a public hearing be published and held before the abatements can be granted.

Mayor Bill Young opened the public hearing.

There were no comments.

Mayor Young closed the public hearing.

SPECULATIVE BUILDING POLICY

City Manager David Dillner stated that staff have developed a policy promoting the development of commercial and industrial buildings in the corporate limits of the City of El Dorado. He stated that the purpose of this policy is to create opportunities for business recruitment and expansion. He stated that the program will be available through December of 2023 and will offer a maximum of a five-year, 80% tax abatement for speculative buildings confirming to the criteria in the policy.

Mayor Bill Young asked if this policy was retroactive since the last policy expired.

City Manager Dillner stated that it could be used on any building done after the Resolution is effective.

Commissioner Matt Guthrie asked if there was interest in this program.

City Manager Dillner stated that he had been to several meetings where individuals are interested in a spec building, but did not want to pay taxes. He stated that there would be interest if the policy was passed.

Commissioner Gregg Lewis moved to approve Resolution No. 2914, a Resolution providing a supplemental speculative building policy to the Industrial Revenue Bond and Constitutional Tax Abatement Policy for the City of El Dorado, Kansas.

Commissioner Matt Guthrie seconded the motion.

Motion carried 4 – 0.

RIVERVIEW PARK PLAYGROUND EQUIPMENT BID APPROVAL

City Clerk Tabitha Sharp stated that the excess sales tax committee granted \$60,000 for playground equipment at Riverview Park. Staff posted designs that were submitted and the overwhelming winner was Option B submitted by ABCreative, Inc. She stated that staff will be completing the install and the mulch and frame will be taken from the budget.

Commissioner Kendra Wilkinson moved that since ABCreative, Inc. has submitted the best bid for playground equipment at Riverview Park, the City Manager be directed to award the bid to said contractor.

Commissioner Matt Guthrie seconded the motion.

Motion carried 4 – 0.

REPORTS

CITY COMMISSION AND ADVISORY BOARD UPDATES

Commissioner Gregg Lewis stated that he was approached by some plumbers in other areas who have requested that they be able to submit their backflow reports online.

City Clerk Tabitha Sharp stated that it is something that we could look into.

Commissioner Matt Guthrie asked about the clean up under the bridge at Riverview.

City Manager David Dillner stated that it is on the list, but he was not sure where it was at this time. He would bring information back to the Commission at their next meeting.

Mayor Bill Young thanked Jamie Downs again for coming to the meeting. He encouraged citizens to be responsible while out and about.

CITY MANAGER

City Manager Dillner stated that two funds will have to be republished this year. The Economic Development fund due to the receipt of funds from the sale of lots in the Griler Addition and the CNG fund for the purchase of a new compressor. He stated that the amendments will be presented at the next meeting.

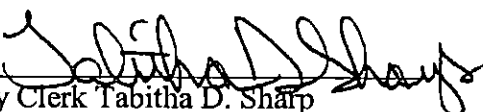
City Manager Dillner stated that the trash schedule for Thursday next week will change to Wednesday due to the Thanksgiving holiday.

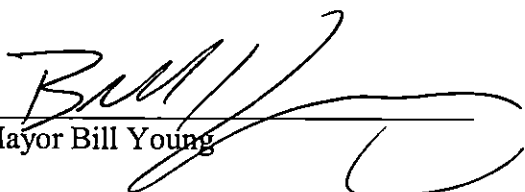
ADJOURNMENT

Commissioner Matt Guthrie moved to adjourn the meeting at 7:10 p.m.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.


City Clerk Tabitha D. Sharp


Mayor Bill Young