



EL DORADO CITY COMMISSION – REGULAR MEETING AGENDA
CITY HALL – 220 E. FIRST AVENUE
April 19, 2021 – 6:30 PM

1. **Call to Order**
2. **Roll Call**
3. **Invocation** – Pastor Jurdan Counts with Park Avenue Baptist Church
4. **Pledge of Allegiance**

Proclamations and Recognition

5. [Arbor Day Proclamation](#)

Personal Appearances. Personal appearances are opportunities for organizations or citizens to make special presentations before the City Commission. Such appearances are scheduled in advance of the meeting by calling City Clerk Tabitha Sharp at (316) 321-9100 by 5:00 pm the Tuesday preceding the meeting. Presentations are limited to ten minutes. Any presentation is for information purposes only; no action will be taken.

6. Marlene Avery - El Dorado Municipal Band

7. Public Comments. Persons who wish to address the City Commission regarding items not on the agenda and that are under the jurisdiction of the City Commission may do so when called upon the Mayor. Comments on personnel matters and matters pending in court are not permitted. Speakers are limited to three minutes. Any presentation is for information purposes only; no action will be taken.

Consent Agenda (*Consent agenda items will be acted on by one motion unless a majority of the City Commission votes to remove an item for discussion and separate action.*)

8. Approval of [City Commission Minutes from April 5, 2021](#) and [Land Bank Minutes from April 5, 2021](#).
9. Approval of [Appropriation Ordinance 03-21 in the amount of \\$1,767,813.21](#)

Old Business

10. None

New Business

11. [Bernita's Acre Final Plat](#)
12. [Application to Rezone \(R-1 to R-2\) at Boyer Road and West Third Avenue](#)
13. [800 Block of North Washington Valley Vacation](#)

Discussion Items

14. None

Reports

15. City Commission and Advisory Board Updates

16. City Manager
 - a. 2020 4th Quarter Fiscal Report

Executive Session

17. None

Adjournment

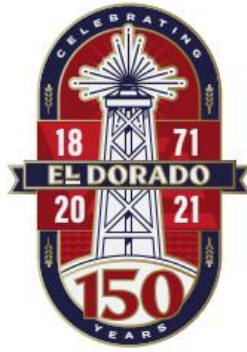
18. Consideration of a motion to adjourn the April 19, 2021 regular meeting

PUBLIC COMMENT POLICY:

Citizens are encouraged to address the City Commission during regularly scheduled meetings. This policy is intended to provide some guidelines to ensure that all El Dorado citizens have a chance to address the Commission.

1. Each citizen will state their name and address before making comments.
2. There are no residency requirements.
3. Each citizen will have 3 minutes to present his or her comments.
4. An extension of time, if necessary, may be approved but must be by a majority of the City Commission.
5. Comments or questions will be directed only to the City Commission.
6. Citizens will follow the decorum policy.
7. Debate or argument between parties in the audience will not be allowed.
8. Certain legal issues may not be discussed. (Examples include but are not limited to personnel issues, lawsuits, etc.)
9. Violation of this public comment policy will result in the citizen being directed to cease or resume sitting.

Approved by the Commission this 2nd day of May 2005.



PROCLAMATION

THE CITY OF EL DORADO, KANSAS

WHEREAS, in 1872 J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and

WHEREAS, Arbor Day is now observed throughout the nation and the world;
and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling cost, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business area, and beautify our community; and

WHEREAS, trees are a source of joy and spiritual renewal; and

WHEREAS, the City of El Dorado has been recognized as a Tree City USA by the National Arbor Day Foundation and desires to continue its tree-planting ways,

NOW, THEREFORE, BE IT RESOLVED THAT I, Bill Young, Mayor of the City of El Dorado, do hereby proclaim April 30th, 2021 as:

ARBOR DAY

in the City of El Dorado, and I urge all citizens to support efforts to care for our trees and woodlands and to support our city's community forestry program; and

FURTHER, I urge all citizens to plant trees to gladden the hearts and promote the well-being of present and future generations.

IN WITNESS THEREOF, I have hereto set my hand and caused the Official Seal of the City of El Dorado, Kansas to be affixed the 19th day of April, 2021.

Mayor Bill Young

Seal

Tabitha Sharp, City Clerk

EL DORADO CITY COMMISSION MEETING

April 5, 2021

The El Dorado City Commission met in a regular session on April 5, 2021 at 6:30 p.m. in the Commission Room with the following present: Mayor Bill Young, Commissioner Matt Guthrie, Commissioner Kendra Wilkinson, City Manager David Dillner, City Attorney Ashlyn Linskog, City Engineer Scott Rickard and City Clerk Tabitha Sharp. Absent: Commissioner Gregg Lewis and Commissioner Nick Badwey.

VISITORS

Curt Zieman	128 N Vine	El Dorado, KS
Darla Carter	Family Life Center	El Dorado, KS
Emily Connell	El Dorado Main Street	El Dorado, KS
Leon Leachman	El Dorado Main Street	El Dorado, KS
Jeff Christensen	El Dorado Main Street	El Dorado, KS
Craig Yaryan	El Dorado Main Street	El Dorado, KS
Randy Just	Communities in Schools	El Dorado, KS
Janelle Martin	Communities in Schools	El Dorado, KS
Dusty Buell	Sunlight Children's Service	El Dorado, KS

CALL TO ORDER

Mayor Bill Young called the April 5, 2021 meeting to order.

INVOCATION

Pastor Mark Sommerville, Family Worship Center, opened the meeting with an invocation.

PLEDGE OF ALLEGIANCE

The City Commission led the Pledge of Allegiance.

PROCLAMATIONS

Mayor Bill Young read the proclamations declaring Fair Housing Month and Child Abuse Prevention Month.

PERSONAL APPEARANCE

Representatives of El Dorado Main Street provided the City Commission with a review of their 2020 activities and plans for 2021.

PUBLIC COMMENT

Mayor Bill Young opened the floor for public comments.

There were no comments.

CONSENT AGENDA

Approval of City Commission Minutes from March 15, 2021 and Special City Commission Minutes from March 10, 2021.

Approval of Cereal Malt Beverage license for IAATT Dining, LLC (Taco Tico), located at 2521 West Central.

Commissioner Matt Guthrie moved to approve the consent agenda as presented.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

NEW BUSINESS

LIQUOR TAX ALLOCATIONS

Mayor Bill Young stated that representatives from each of the organizations receiving funds were present.

Dusty Buell, Sunlight Advocacy Center, thanked the Commission for their support. He stated that the previous year has been tough on all non-profit organizations.

Darla Carter, Family Life Center, stated that throughout the last year, they have been full. She stated that they had to do protection orders in the safe house because the County was closed. She stated that through the assistance of grants, they have been able to continue supporting the women that enter their shelter. She thanked the Commission for their continued support over the years.

Janell Martin and Randy Just, Communities in Schools, thanked the Commission for their support and provided a little information on their program.

Commissioner Kendra Wilkinson moved to allocate the Liquor Tax Monies in the following manner and to authorize the City Manager to execute the appropriate documents and contracts with the following recipients and that these funds are disbursed consistent with Kansas Statutes:

Organization	2021 Award
SCARF	\$5,636
Family Life Center	\$11,063
Communities in Schools	\$4,175
TOTAL	\$20,874

EL DORADO CITY COMMISSION MEETING

April 5, 2021

Commissioner Matt Guthrie seconded the motion.

Commissioner Matt Guthrie asked if collections were down.

City Clerk Tabitha Sharp stated that they were down slightly, but that the decrease came from the extra expenditure last year.

Motion carried 5 – 0.

COMMISSION PAY CHARTER ORDINANCE

City Manager David Dillner stated that the City Commission has reviewed the proposal to increase Commission pay at previous work sessions. He stated that the Commission is responsible for attending several meetings each year in addition to the regular meetings. In order to more fairly compensate the Commission and to encourage future citizens to run for Commission, staff are recommending that the rate of pay be increased to \$2,000 for the Mayor and \$1,500 for the Commissioners.

Mayor Bill Young clarified that this ordinance will not go into effect until after the next election. He stated that he also hoped it would encourage others to run for City Commission.

Commissioner Kendra Wilkinson reiterated that they had lengthy discussions regarding this item in work sessions.

Commissioner Matt Guthrie moved to approve Charter Ordinance Number 27, an Ordinance exempting the City of El Dorado, Kansas from the terms and provisions of sections 12-1005A, 12-1006 and 12-1007, Kansas Statutes Annotated, providing substitute and additional provisions on the same subject relating to compensation and repealing Charter Ordinance Number 6.

Commissioner Kendra Wilkinson seconded the motion.

Commissioner Matt Guthrie stated that he had some issues with this, but did not want to postpone it to the next meeting when all of the Commissioners were here. He stated that if it were postponed, it would pass and so for the sake of expediency, even though he did not feel it was necessary, he would vote in favor.

Roll Call Vote

Position No. 3	Commissioner Nick Badwey	Absent
Position No. 4	Commissioner Kendra Wilkinson	Yes
	Mayor Bill Young	Yes
Position No. 1	Commissioner Matt Guthrie	Yes
Position No. 2	Commissioner Gregg Lewis	Absent

TRANSIENT GUEST TAX CHARTER ORDINANCE

City Clerk Tabitha Sharp stated that staff had sent the ordinance to the State increasing the transient guest tax from five to eight percent, but the number of rooms required to pay bed tax has changed from eight to two. She stated that the State has asked us to correct it and resubmit.

Commissioner Matt Guthrie confirmed that it was the same effective date as the previous ordinance.

City Clerk Sharp stated that it was.

Commissioner Kendra Wilkinson moved to approve Charter Ordinance Number 28, a Charter Ordinance exempting the City of El Dorado, Kansas, from K.S.A., Sections 12-1692, 12-1697 and 12-1698, and providing substitute and additional provisions on the same subject and repealing Charter Ordinance Number 25.

Commissioner Matt Guthrie seconded the motion.

Roll Call Vote

Position No. 4	Commissioner Kendra Wilkinson	Yes
	Mayor Bill Young	Yes
Position No. 1	Commissioner Matt Guthrie	Yes
Position No. 2	Commissioner Gregg Lewis	Absent
Position No. 3	Commissioner Nick Badwey	Absent

PROJECT #560 SANITARY SEWER SOUTH HAVERHILL PUBLIC HEARING

City Engineer Scott Rickard stated that this was an extension to serve the old Triple A Lumber building and one residence. He stated that the total project cost came in at \$5,519.73, all of which will be assessed to the property owner.

Mayor Bill Young opened the public hearing.

There were no comments.

Mayor Young closed the public hearing.

Commissioner Matt Guthrie asked if this was initiated by the residents.

City Engineer Rickard stated that it was requested by previous property owners.

Commissioner Matt Guthrie to approve Ordinance No. G-1348, an Ordinance levying special assessments on certain property to pay the costs of internal improvements in the City of El Dorado, Kansas as previously authorized by Resolution No. 2898 of the city; and providing for the collection of such special assessments.

EL DORADO CITY COMMISSION MEETING

April 5, 2021

Commissioner Kendra Wilkinson seconded the motion.

Roll Call Vote

	Mayor Bill Young	Yes
Position No. 1	Commissioner Matt Guthrie	Yes
Position No. 2	Commissioner Gregg Lewis	Absent
Position No. 3	Commissioner Nick Badwey	Absent
Position No. 4	Commissioner Kendra Wilkinson	Yes

DISTRICT 142 CLOSE-OUT PUBLIC HEARING

City Engineer Scott Rickard stated that this is a procedural item. He stated that the City must authorize the Mayor to sign the closing documents. He stated that the first phase is complete including the installation of a fire suppression system, waterproofing of the basement and a new roof.

Mayor Bill Young opened the public hearing.

There were no comments.

Mayor Young closed the public hearing.

Commissioner Kendra Wilkinson moved to close out the Phase I CDBG project at 142 N Main Street and authorize the Mayor to sign all documents required of the grant.

Commissioner Matt Guthrie seconded the motion.

Motion carried 3 – 0.

BLACK AND VEATCH PROFESSIONAL SERVICES AGREEMENT FOR THE WATER CAPACITY AND TREATMENT STUDY

City Engineer Scott Rickard stated that the city needs to evaluate the existing treatment and distribution system in order to plan for improvements and future development needs. He stated that we need to understand triggers so that we can better understand costs for new customers. He stated that it will also review the water treatment facility and our ability to distribute water to the City of El Dorado and its outside customers.

City Engineer Rickard stated that the study is estimated to cost up to \$189,980. He stated that it will be paid from the water fund reserves.

Commissioner Matt Guthrie stated that he was in favor of it because it would help staff understand the current system and its needs for the citizens of El Dorado.

Commissioner Matt Guthrie moved to authorize the City Manager to execute a contract with Black and Veatch for the purpose of creating an El Dorado Water Master Plan.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 3 – 0.

GARVER PROFESSIONAL SERVICES AGREEMENT FOR THE SANITARY SEWER MASTER PLAN PROJECT

City Engineer Scott Rickard stated that this is the same dynamic as the water capacity and treatment study. He stated that they will also be reviewing our ability to serve future development as well as our collection system within the city.

City Engineer Rickard stated that the study is expected to cost up to \$70,793 and will be paid from the sewer fund reserves.

Commissioner Kendra Wilkinson asked when it would be returned.

City Engineer Rickard stated that it would be returned this year.

Commissioner Matt Guthrie asked if his staff would be responsible for it.

City Engineer Rickard stated that his staff will provide much of the data that they have collected over the years and some individuals from the Public Utilities Department will also assist.

Commissioner Kendra Wilkinson moved to authorize the City Manager to execute a contract with Garver for the purpose of creating an El Dorado Sewer Master Plan.

Commissioner Matt Guthrie seconded the motion.

Motion carried 4 – 0.

DISCUSSION ITEMS

4TH OF JULY FIREWORKS

City Manager David Dillner stated that staff have confirmed that the Broncos will be playing on July 3rd this year instead of the 4th. He stated that the Commission needed to decide whether or not the fireworks would be held on Saturday or Sunday.

The City Commission agreed to host the fireworks at McDonald Stadium on Saturday, July 3rd.

REPORTS

CITY COMMISSION AND ADVISORY BOARD UPDATES

EL DORADO CITY COMMISSION MEETING

April 5, 2021

Commissioner Kendra Wilkinson stated that the Parks and Recreation Board will meet tomorrow for a special meeting. She stated that they will discuss how we move forward with the community survey and public forum.

Commissioner Wilkinson stated that she appreciated the inclusion of the strategic plan on each agenda item.

Commissioner Matt Guthrie stated that the Destination Services position has been filled. He stated that the jet ski races have been set at the lake on August 28th and 29th.

Commissioner Guthrie stated that he wanted to propose an El Dorado Cup that is awarded to the volunteer group with the most community service each year.

Mayor Bill Young stated that he should write it up and bring it to the Commission.

CITY MANAGER

City Manager David Dillner stated that the public forums for the YMCA proposal will be on April 22nd and 27th.

City Manager Dillner stated that sales tax receipts are up 6.4% from last year at this same time.

City Manager Dillner stated that t-ball registration is open.

City Manager Dillner stated that April 12th will be the Pitch, Hit and Run competition.

City Manager Dillner stated that the north fence at the dog park will be replaced this week pending any weather delays. He stated that although there is a temporary fence, users should exercise caution until it is completed.

City Manager Dillner stated that the spring photo contest is happening and encouraged individuals to submit photos.

City Manager Dillner stated that the dump truck program is going on, he stated that citizens can contact Public Works for more information. He stated that the spring drop off will happen the week of April 19th.

City Manager Dillner stated the Mayor's Prayer Breakfast is the first week of May and tickets can be purchased through the Chamber of Commerce.

EXECUTIVE SESSION

Commissioner Kendra Wilkinson moved to recess into executive session pursuant to the attorney client privilege exception under K.S.A. 75-4319(b)(2) for the purposes of discussing legal issues and to reconvene the meeting at 8 p.m. in the City Commission Room.

Commissioner Matt Guthrie seconded the motion.

Motion carried 3 – 0.

Mayor Bill Young called the meeting back to order at 8:00 p.m.

Commissioner Matt Guthrie moved to approve Ordinance No. G-1349, an ordinance of the governing body of the City of El Dorado, Kansas, terminating the El Dorado Investors Community Improvement District and related development agreement.

Commissioner Kendra Wilkinson seconded the motion.

Roll Call Vote

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

Commissioner Matt Guthrie moved to recess into executive session pursuant to the non-elected personnel exception under K.S.A. 75-4319(b)(1) for the purposes of discussing non-elected personnel and succession plans and to reconvene the meeting at 8:32 p.m. in the City Commission Room.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 3 – 0.

Mayor Bill Young called the meeting back to order at 8:32 p.m.

ADJOURNMENT

Commissioner Matt Guthrie moved to adjourn the meeting at 8:32 p.m.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 3 – 0.

City Clerk Tabitha D. Sharp

Mayor Bill Young

EL DORADO LAND BANK BOARD OF TRUSTEES MEETING

April 5, 2021

The El Dorado Land Bank Board of Trustees met on April 5, 2021 at 6:30 p.m. in the Commission Room with the following present: Mayor Bill Young, Commissioner Matt Guthrie, Commissioner Kendra Wilkinson, City Manager David Dillner, City Attorney Ashlyn Lindskog, City Engineer Scott Rickard and City Clerk Tabitha Sharp. Absent: Commissioner Gregg Lewis and Commissioner Nick Badwey.

VISITORS

Curt Zieman

128 N Vine

El Dorado, KS

CALL TO ORDER

Mayor Bill Young called the April 5, 2021 meeting to order.

NEW BUSINESS

ACQUISITION OF 307 S ATCHISON TO EL DORADO LAND BANK

City Engineer Scott Rickard stated that this is a property that was condemned and demolished earlier this year. He stated that the owner of the property has asked to deed the property to the El Dorado Land Bank. With publication and demolition costs, the City currently has \$13,137.35 in the property. He stated that the City could recoup those costs when the land is sold.

Commissioner Matt Guthrie confirmed that the average cost is about \$11,000.

City Engineer Rickard stated that the Public Works Director would say that it depends on how much is inside the house and has to go to the landfill.

Commissioner Guthrie confirmed that this is the only property in this area that we own.

City Engineer Rickard stated that it was. He stated that by placing it in the land bank, we will not be required to pay the past due taxes. He stated that taxes have not been paid on the property since 2016.

Commissioner Kendra Wilkinson moved to authorize the City Manager to acquire 307 S Atchison on behalf of the El Dorado Land Bank.

Commissioner Matt Guthrie seconded the motion.

Commissioner Guthrie asked when the bylaws for this committee would be ready.

City Manager David Dillner stated that he hoped to bring them to the next work session.

ADJOURNMENT

EL DORADO LAND BANK BOARD OF TRUSTEES MEETING

April 5, 2021

Commissioner Matt Guthrie moved to adjourn the meeting at 8:37 p.m.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 3 – 0.

City Clerk Tabitha D. Sharp

Mayor Bill Young

EL DORADO

K A N S A S

PLANNING COMMISSION MINUTES - DRAFT March 25th, 2021 6:30p.m.

1. CALL TO ORDER & ROLL CALL

Chairman Tetrick called the meeting to order at 6:30pm.

Members Present

Steve Fellers
Scott Hackler
Frank Hughes
Scott Leason
Brad Long
David Stewart
Kelly Tetrick
Gerald Watson

Staff Present

Jay Shivers
Scott Rickard

Others Present

Roger Cutsinger	Savoy Company
Brian and Angie Martin	2949 W. 4 th Avenue
Chadd Pelnar, Attie	327 Northern Street
Xiang Xin Jiang	2942 W. 3 rd Avenue
Seth and Tonyse Rogers	2845 Western St.
Ron and Dawn Tordman	2825 Western St.
Dana Jordan	425 Hunton Rd.
Mitch	2858 W. 3 rd Ave.
Jennifer Blair	empty lots 3 rd Ave.
Bill Blair	empty lots 3 rd Ave.
Austyn Mears	2820 W 3 rd Ave.
Valeria Mears	2820 W 3 rd Ave.
Nathan White	302 Northern St.
Howard Foster	2934 W. 3 rd Avenue
Unreadable	2850 W. 4 th Avenue
Bryna Boldra	2901 W. 3 rd Avenue
Jeremy Boldra	2901 W. 3 rd Avenue
Kathee Vaught	331 Northern St.

Katherine Gifford	2834 Western St.
Unreadable	2834 Western St.
Brian Lagaly	
Will Clevenger	Garver
Chris Bohm	Garver

2. APPROVAL OF MINUTES

Commissioner Hackler moved to approve the minutes of the December 17th, 2020, meeting, seconded by Commissioner Stewart. The motion passed (8-0).

3. NEW BUSINESS

ITEM NO. 1 – CASE NO. 21-01-REZ: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST TO REZONE 5 ACRES AT THE SOUTHEAST CORNER OF BOYER ROAD AND W. THIRD AVENUE FROM R-1 LOW DENSITY RESIDENTIAL DISTRICT TO R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT.

A. Presentation of Request

Mr. Shivers reviewed the staff memo. Mr. Shivers said the land today is vacant and reviewed the surrounding land uses. Mr. Shivers said the primary difference between current zoning, R-1, and the proposed zoning, R-2, is the addition of two-family homes. Next he presented a zoning map and described the surrounding zoning districts.

Mr. Shivers said the city regulates land use, lots sizes and widths, structure heights, and setbacks; the city does not regulate the color and exterior features of homes, whether it is rented or owner-occupied, or the quality or size of homes. Mr. Shivers said the 2030 Comprehensive Plan recognizes the need for new housing within the city and described the housing goals listed in the document. He showed the Future Land Use Map (FLUM) for the city and discussed how the Comprehensive Plan encourages two-family housing in single-family neighborhoods. Mr. Shivers said the two types of homes do not require screening, such as when adjacent to industrial, commercial, or multi-family housing.

Mr. Shivers said the rezoning could affect surrounding property values, though the city doesn't decide the larger factors that affect values, such as sizes, quality, and other features. Mr. Shivers said the city recommends approval of the rezoning request.

Chris Bohm with Garver Engineering and representing the applicant said he feels this is a good transitional zoning between the commercial and industrial properties to the south and residential to the north. He said they held an informational meeting earlier in the week with several of the neighbors. They brought up several concerns he feels they have addressed.

Chairman Tetrick said they [Planning Commission] were not at the meeting and asked about what concerns have been addressed. He noted they have received letters from several homeowners and reviewed a petition.

Will Clevenger with Garver Engineering said the first concern is with two-family homes, drainage, density, and if they are owner-occupied, and how the neighborhood will be structured. He said Mr. Lagaly gave an overview how he would operate the development.

B. Public Hearing

Chairman Tetrick opened the public hearing.

Chad Pellnar, 327 Northern St., said he's lived there eight years. He said he knew there would be new homes around him but not duplexes. He said he knew the view behind his house would change, but never considered the makeup of the neighborhood could change. He said him and his neighbors bought their property knowing it was R-1 and asked that it remain R-1.

Nathan White, 302 Northern St., said he asks that the Planning Commission to vote no on the rezoning. He said he built his dream home knowing everything around him would be single-family residential. He said he's worried about property decline, drainage, safety, H2S, fencing around tank batteries, sidewalks to schools, increase in crime and traffic, and infrastructure cost. He said the builder doesn't know the infrastructure cost and doesn't want a three amigos/Griler Addition situation. Mr. White showed the Prairieland Estates plats. He showed a lot (Lot 1, Block 3, Prairie Land Estates 2nd) and said it has architectural covenants. Mr. White said the developer, Brian Lagaly, shared information on his developments in Wichita. Mr. White said the property value of those was not was Mr. Lagaly said they were. He also said Linda Jolly's property values of the neighborhood at the information meeting were also incorrect.

Mr. White said the developer said drainage will not be an issue.

Chairman Tetrick said it has to be addressed, a requirement by the city.

Mr. White says the developer does not know the infrastructure cost. Mr. White showed property values for two-family homes in Maize school district. He showed home values in his own neighborhood. Mr. White said a property within 200 feet was not notified; he said he measured with a tape measure and got 199 feet and Butler County GIS showed 199.3 feet.

Chairman Tetrick asked how he measured through a house. He said he understands but Mr. White also has petition signatures from over 2,000 feet away. Mr. Shivers said the city uses GIS to calculate the 200 foot area.

Mr. White said he asks the Planning Commission to vote no on the rezoning.

Commissioner Fellers asked what Mr. White's concern for hydrogen sulfide is on the subject property that is not on Mr. White's property.

Mr. White said the comment came up at the information meeting. The concern is homes next oil wells. Commissioner Fellers asked if Mr. White checked the levels when he built his house. Mr. White said he has not checked the levels at his house. Mr. White said he can sometimes smell the rotten egg smell.

Brian Martin, 2949 W. 4th Avenue, said he was worried about disturbing the land around the tank batteries and wells. He said he's been a surveyor for 15 years. He said his main concern is traffic, they've already had problems at 3rd and Boyer, but those have been addressed to a point. Drainage is a concern, the engineers say it will be 1.5% slope. He says fences and sod will make that difficult. Mr. Martin says they've been told classrooms are okay and can be added to, but they're adding students from Flint Creek and now this. He said he's worried about traffic and no sidewalks, has been a concern since he moved here. He said he's not objecting to single-family homes on the property, just duplexes. Mr. Martin said the developer said he can't build a house for under \$200,000. Mr. Martin said there is a new subdivision in Wichita with houses for \$205,000.

Commissioner Hackler asked if he was concerned about lack of sidewalks in this development.

Mr. Martin said his concern is the city as a whole. He talked to the city about it. There's no sidewalks in this area. Mr. Martin asked if there is a subdivision committee to comment on plats. Mr. Shivers said the Planning Commission reviews the plats and the plats have to meet the regulations. Mr. Martin said previous owner gave rights to drain onto the subject property.

Jeremy Boldra, 2901 W. 3rd Avenue, said he also sent a letter. He said Prairie Land Estates is the nicest area in El Dorado. He wanted to be in a single-family neighborhood. If he knew R-2 would be nearby he would have gone elsewhere. Mrs. Boldra said Ramon Criss said the subject property would be single-family homes. She said they purchased the home knowing it was zoned for single-family. She says everyone is screwed because one person wants to change the zoning. She fears it will turn into low-income housing. She said traffic, crime, noise, police presence, and trash will become their normal. She will sell her home tomorrow if the rezoning passes.

Commissioner Stewart said the letter had strong language and asked them to explain how their line about development planning to be built illegally without their consult, quoting from letter, as well as how they think this is fraudulent.

Mr. Martin said they weren't notified and then they were notified and felt like it was slipped in without any knowledge.

Commissioner Stewart asked if they received a letter.

Mr. Martin said they did, but thought it was late.

Mr. Shivers said he made a mistake and that letters were resent to the neighborhood.

Mrs. Martin said it was fraudulent because it's supposed to be one thing and now it's going to be another [the zoning].

Bill Blair, vacant lots on W. 3rd Avenue, said everyone is in a tough spot. He said he is a contractor and he would also build duplexes if asked. When people ask him about renovations, he said they talk themselves out of jobs when he asks if they'll get the value out of it. He said Brian Lagaly is a colleague. Mr. Blair said he has built developments like this before. He said

he's required to have covenants and barriers. As a homeowner, he is against this. He said it's a tough spot for everyone, the city needs growth. Mr. Blair asked about setbacks.

Chairman Tetrick said they have that information.

Jennifer Blair asked if the homes can be two stories.

Chairman Tetrick said yes, a single-family home could also be built two stories today. Chairman Tetrick said the original plan could allow 17 two-story houses.

Mrs. Blair said they wouldn't have purchased the vacant lots if they knew duplexes would be nearby. They have two potential buyers on hold. She said the proposed lots are small and they may build two-story homes. Mrs. Blair said they would love to see single-family homes.

Kathee Vaught, 331 Northern St., said the plans she has seen place the new structures 25 from her back fence. She said today it is an open field. She is concerned Adlesperger's lots at Boyer and Third will create traffic in front of his house. She said they have big drainage issues.

Chairman Tetrick said the rear setback is the same as R-1 on a curved street, which would be needed to build at this location.

Chadd Pelnar returned to the podium and asked if the original plan was for a straight road.

Chairman Tetrick said a cul-de-sac was needed behind the homes on Northern and that would reduce the current rear setback to 20 feet.

Kathrine Gifford, 2834 Western St., said she's lived there since July 2008. She is worried about property values. She said the neighborhood has children and they are monitored, usually have parents watching them. She said they have a neighborhood Facebook group.

Attie Pelnar, 327 Northern, said the neighborhood is a family. She said she knew she would have neighbors, dynamics will be different.

There being no else to speak, the public hearing as closed.

C. Discussion by Planning Commission

Commissioner Hackler asked how many lots were in the original plat. Mr. Shivers said 17. Commissioner Hackler asked how many lots are proposed. Mr. Shivers said 14, one of those is part of the Prairie Land Estates Second Addition, so 13 new lots. Commissioner Stewart commented that the 17 lots were not final platted. Mr. Shivers commented that they are not approving a specific project.

Commissioner Hackler asked what is allowed on the triangular lots zoned C-1 to the west. Mr. Shivers said that lot and the one to the south are in a floodplain and have a large pipeline easement that makes development difficult to impossible. Mr. Shivers said the current residential

interest on the property is the first residential interest. Mr. Shivers has had primarily calls regarding commercial development on the property.

Commissioner Leason asked if the duplexes would be laid out similar to other homes in the addition. Mr. Shivers said the lots would be larger since duplex structures are larger than single-family homes. Mr. Shivers discussed the lower setbacks in R-2.

Commissioner Stewart asked about the southern platted lot on Northern Street and if it can remain as R-1. Mr. Shivers said he thought that would fall within their authority and they could exclude it in the motion.

Commissioner Stewart said he has an appreciation for the covenants and restrictions under which the southern lot on Northern was platted.

Commissioner Stewart said this isn't the first case in the last few years where R-2 is being perceived by the neighborhood as dramatically different from R-1. The Comp Plan doesn't imply that, his training and experience in his career doesn't imply that, but clearly the public perceives that. He asked if the board knew why.

Chairman Tetrick said he lives in a nice neighborhood with townhomes that were built by the same builder as his home. It doesn't affect his property value and he hasn't thought about it until today. He understands the property value concerns, he said it's a big investment. Chairman Tetrick said the letter implied the proposed project will be low-income housing, that's not what they will be. He said R-1 is pretty similar to R-2 as far as the Comprehensive Plan is concerned.

Commissioner Watson asked if they were concerned they would be rentals. Chairman Tetrick said they would be rentals. Mr. Shivers reminded everyone they are not approving a specific project.

Commissioner Stewart asked if anyone knows what percentage of current R-1 zoned area on the screen is rental houses.

Commissioner Long asked if the person with the petition could speak. Chairman Tetrick invited Mr. White to the podium. Mr. White said he started the petition. Commissioner Long thanked him and said the petition was well done. Commissioner Long asked if all the petition signatures are from homeowners. Mr. White said they are not all homeowners, some are from down the street that is renting that doesn't want an influx of crime. Commissioner Long said there may be rentals on Marmaton and Hunton and Simpson and asked if there are rentals in the area. Mr. White said there are rentals in the area, but not on Northern and Western. Commissioner Long asked if the people on Marmaton, Hunton, Simpson, Fourth, and Fifth signed the petition because their value was going to go down or Mr. White's value was going to go down. Commissioner Long asked what information Mr. White shared with the neighborhood when he asked them to sign the petition. Mr. White said he shared the petition document and they were worried about their property values going down.

Commissioner Stewart referenced item six in the petition about land contamination and the tank battery and asked Mr. White if he thought the property as it sits hurts his property value. Mr.

White said it doesn't help but it's already there and bought his property knowing it was there. Commissioner Stewart said he struggling to understand how the developer's ability to address drainage, as required by regulations, land contamination, and oil infrastructure doesn't help Mr. White's property value. Commissioner Stewart said the property owner making the request also has personal property rights. He asked if R-2 is a significant stretch from R-1 and if they think it will be a detriment to the neighborhood. He said he is not convinced. Mr. White said he wouldn't be concerned if the duplexes appraised for 500,000 dollars.

Commissioner Stewart thanked everyone for coming to the meeting. He said he has driven through and experienced the neighborhood. He said he understands the concern and has been affected by adjacent property owners that have significantly reduced his property value in this city. He said he can't justify the R-2 as an incompatible use next to R-1.

Commissioner Hackler asked the applicant about their intention to relocate the tank batteries and pump jacks. Mr. Lagaly said they are working with the oil company with the goal to remove the pump jack and tank battery. Mr. Shivers commented that they cannot increase oil infrastructure, the existing is grandfathered.

Chairman Tetrick asked if the city verified the signatures on the petition. Mr. Shivers said they received the informal petition on Monday and there was not a simple way to verify them all in a timely manner. Mr. Shivers said they trust they are correct.

D. Motion

Commissioner Leason moved to recommend approval of Case No. 21-01-REZ, an application by Bryan Lagaly to rezone 5 acres at the southeast corner of Boyer Road and W. Third Avenue, from R-1 Low Density Residential District to R-2 Medium Density Dwelling District, for reasons stated in the staff recommendation and heard at this public hearing, excluding the southern lot in the Prairie Land Estates Second Addition [Lot 1, Block 3], seconded by Commissioner Stewart.

Roll Call Vote

Steve Fellers	Y
Scott Hackler	Y
Frank Hughes	Y
Scott Leason	Y
Brad Long	Y
David Stewart	Y
Kelly Tetrick	Y
Gerald Watson	Y

The motion passed unanimously (8-0).

ITEM NO. 2 – CASE NO. 21-01-PLAT: CONSIDERATION OF THE PRELIMINARY PLAT OF DEER RUN ADDITION.

A. Presentation of Request

Mr. Shivers said it would create 13 lots and replat one lot in the Prairie Land Estates Second Addition and creates one new right-of-way cul-de-sac called Deer Run Court. Approval would allow the applicant to begin work on the final plat.

Will Clevenger, Garver Engineering, reviewed the plat. He said the southern lot in Prairie Land Estates Second Addition had a curved lot line that the replatting would address. Chris Bohm, Garver Engineering, said they have worked with the city on drainage. He said new floodplain mapping shows a larger floodplain and some fill will be needed on the site.

Commissioner Stewart asked to hear from them regarding Lot 10 potentially remaining as R-1. Mr. Lagaly said he understands the point of it and he has no problem with that.

Commissioner Stewart asked about the covenants and the effect of replatting the lot. Mr. Shivers said that would be a legal question he couldn't answer.

Commissioner Hackler asked if they planned to place a two-family home on Lot 11 and access it via Second Street. Mr. Lagaly said yes.

Commissioner Long asked if the only access is from Third Street. They said that is correct, no connection to Northern or Boyer.

Mr. Shivers said the Prairie Land Estates preliminary plat was approved in 2007 and connected to Second then turned northwest and connected to Third. He said only the lots along Northern and Third were final platted. He said the applicant chose to include this area on the final plat.

Commissioner Leason asked if they originally planned to put a duplex on Lot 10. Mr. Lagaly said yes.

B. Discussion by Planning Commission

C. Motion

Commissioner Stewart moved to approve the preliminary plat of the Deer Run Addition as presented with adjustment to consider leaving Lot 10 as presented under previous platting, seconded by Commissioner Hackler.

Roll Call Vote

Steve Fellers	Y
Scott Hackler	Y
Frank Hughes	Y
Scott Leason	Y
Brad Long	Y
David Stewart	Y
Kelly Tetrick	Y
Gerald Watson	Y

The motion passed (8-0).

ITEM NO. 3 – CASE NO. 21-02-PLAT: CONSIDERATION OF THE FINAL PLAT OF BERNITA’S ACRE ADDITION.

A. Presentation of Request

Mr. Shivers said plat was done in reverse order, the property has three homes. He said the Subdivision Regulations allow the Planning Commission to approve plat variances in specific circumstances. Mr. Shivers said they are requesting two. The first is to reduce the minimum lot width on Lots 1 and 2 to 49.37 feet and the second to allow the Lot 3 to access a public street via access easement.

Roger Cutsinger, Savoy Company, said these are existing homes and quite old. The owner would like to sell them. He said there is a permanent ingress/egress easement by deed to allow access to the rear house.

Mr. Cutsinger said the lot is on S. Topeka just north of Finney.

Chairman Tetrick asked what the minimum lot width is. Mr. Shivers said 70 feet but many lots from this time period are 50 feet wide. Mr. Shivers said maybe these front to lots were at one time around 50 feet wide.

Commissioner Long asked about minimum depth. Mr. Shivers said he would check. Mr. Cutsinger said they meet minimum lot square footage.

Commissioner Stewart asked if the ingress/egress easement is already in place. Mr. Cutsinger said it is in place.

Mr. Shivers followed up on Commissioner Long’s question about depth, he said the minimum lot depth is 100 feet.

B. Discussion by Planning Commission

C. Motion

Stewart moved to approve the final plat of Bernita’s Acre Addition as presented with the following two variances: to reduce the minimum lot width on Lots 1 and 2 to 49.37 feet and to allow Lot 3 access to a public street via access easement, seconded by Commissioner Leason.

Roll Call Vote

Steve Fellers	Y
Scott Hackler	Y
Frank Hughes	Y
Scott Leason	Y
Brad Long	Y

David Stewart	Y
Kelly Tetrick	Y
Gerald Watson	Y

The motion passed (8-0).

4. OLD BUSINESS

5. STAFF ITEMS

6. ADJOURNMENT

The meeting was adjourned at 8:20pm.



Planning Commission

City of El Dorado

March 25th, 2021



W 4th Ave

Western St

Northern St

Boyer Rd

School Rd

R-1

Single-Family Homes

In-Home Daycare

Parks and Rec

Golf Course, Country Club

With SUP

Accessory Apt.

Bed and Breakfast

Educational Institutions

Public Assembly Venue



R-2

Single-Family Homes

Two-Family Homes

In-Home Daycare

Parks and Rec

Golf Course, Country Club

With SUP

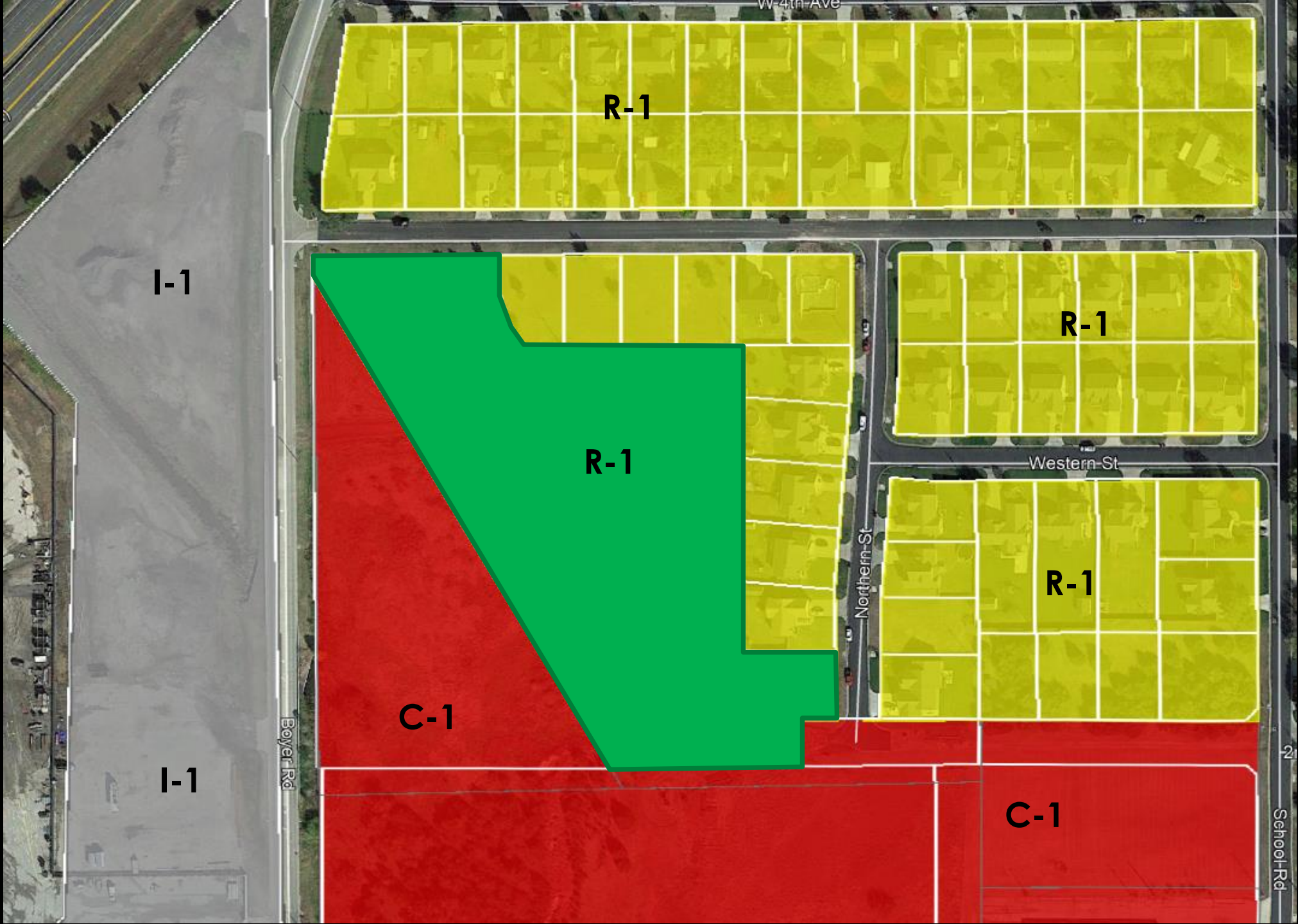
Accessory Apt.

Lodging/Boarding House

Bed and Breakfast

Educational Institutions

Public Assembly Venue



Regulations

Land Use

Lot Sizes and Widths

Structure Heights

Setbacks



Not Regulated by

City of El Dorado

Color

Exterior Features

Rented/Owner-Occupied

Quality

Size



CITY OF EL DORADO

2030 Comprehensive Plan

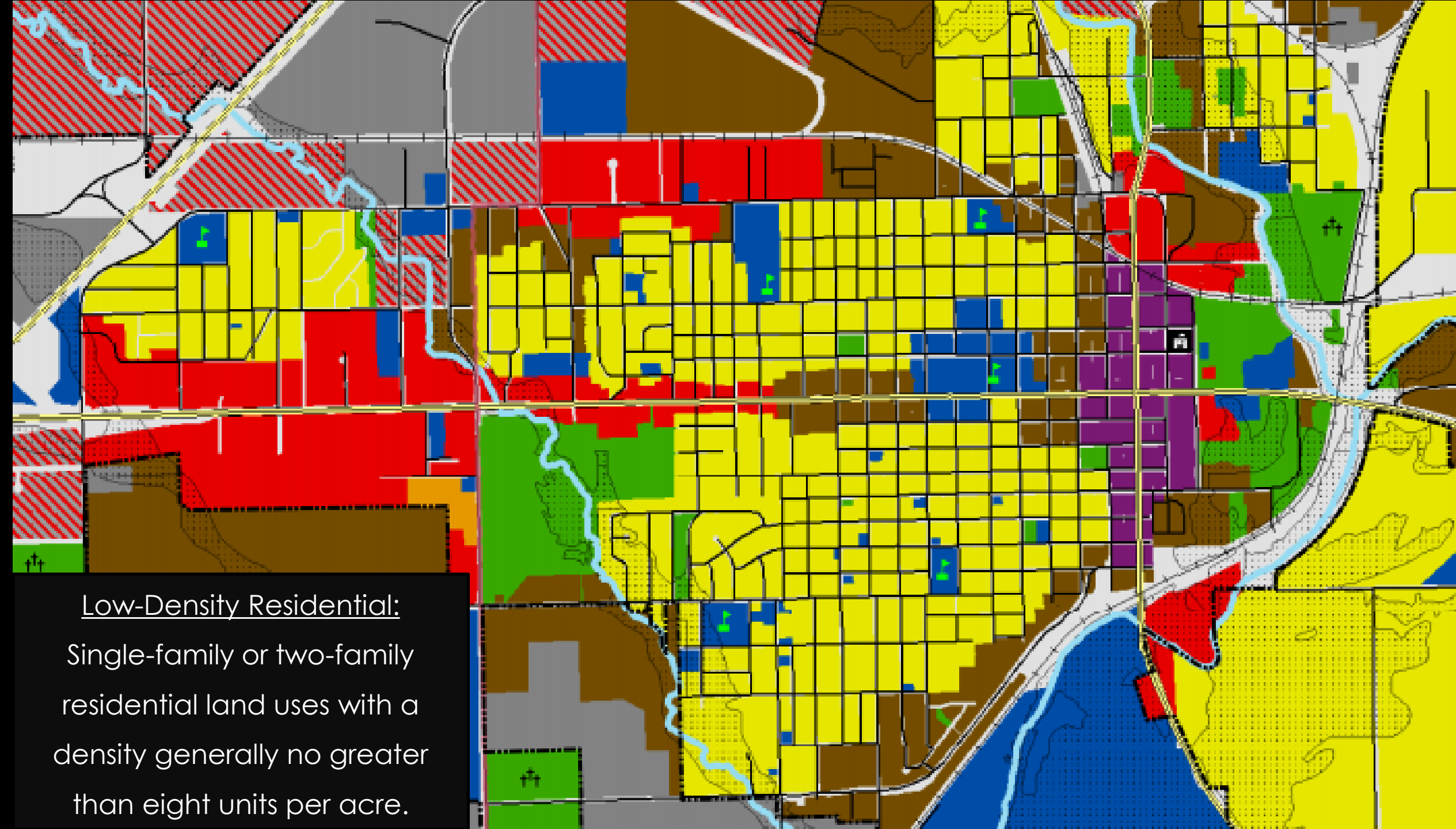


Vision Statement

By 2030, El Dorado will be a community that has improved the availability and variety of quality new housing options.

Goal 4: Housing

- **Increase and improve the supply of quality rental properties**
- **Increase the supply of buildable lots and housing stock to improve housing opportunities at all price points**



Low-Density Residential:

Single-family or two-family residential land uses with a density generally no greater than eight units per acre.



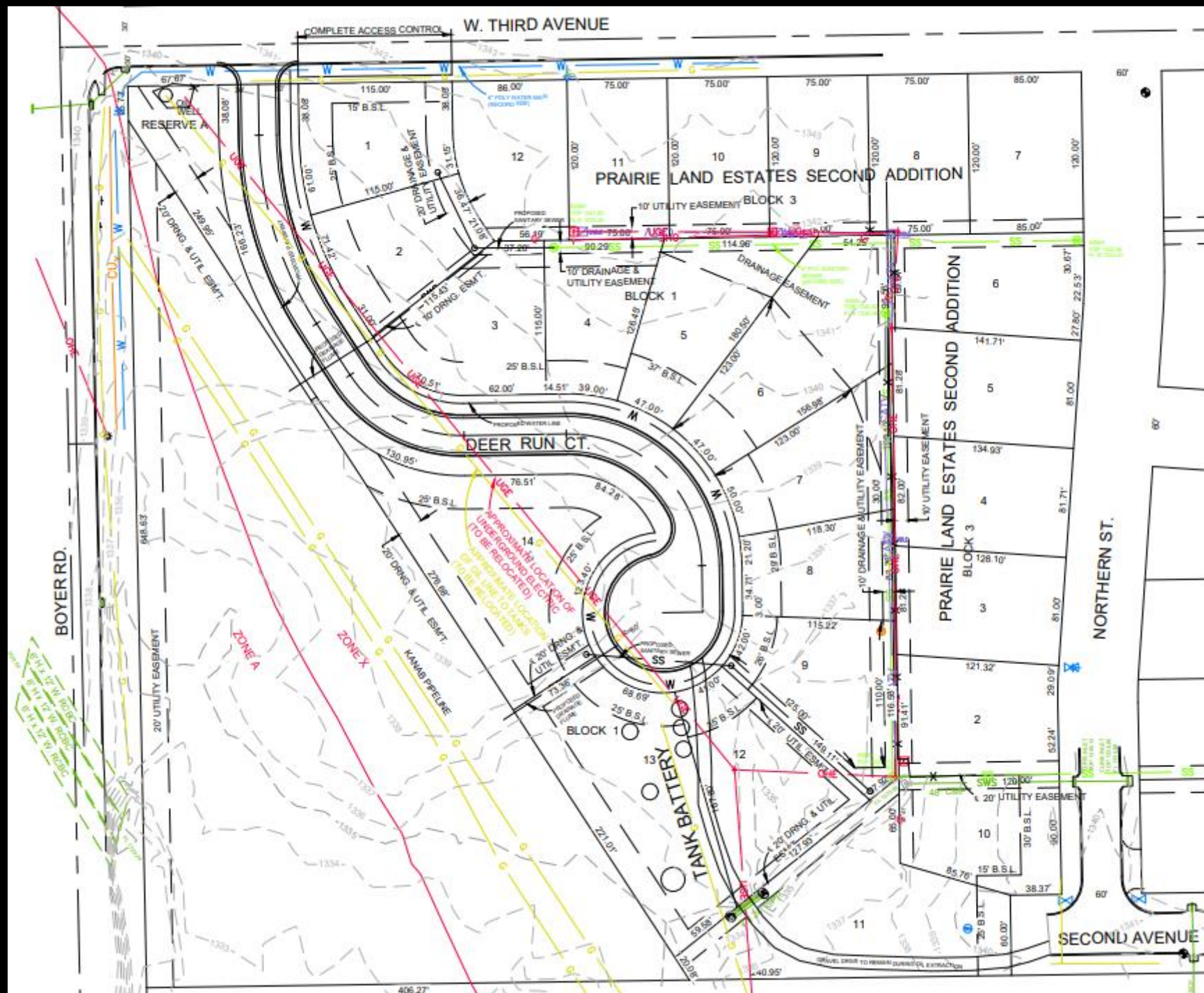
W 4th Ave

Western St

Northern St

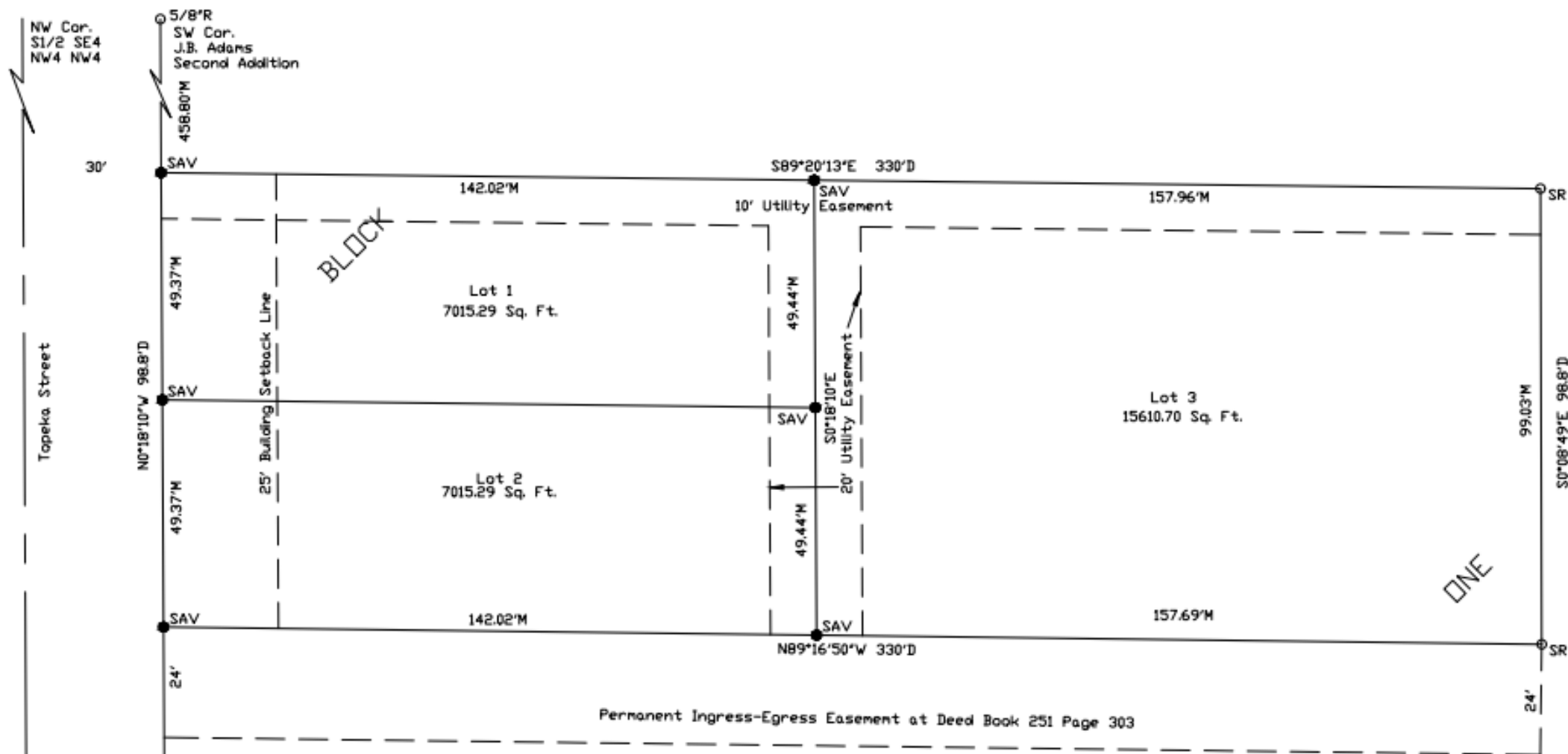
Boyer Rd

School Rd



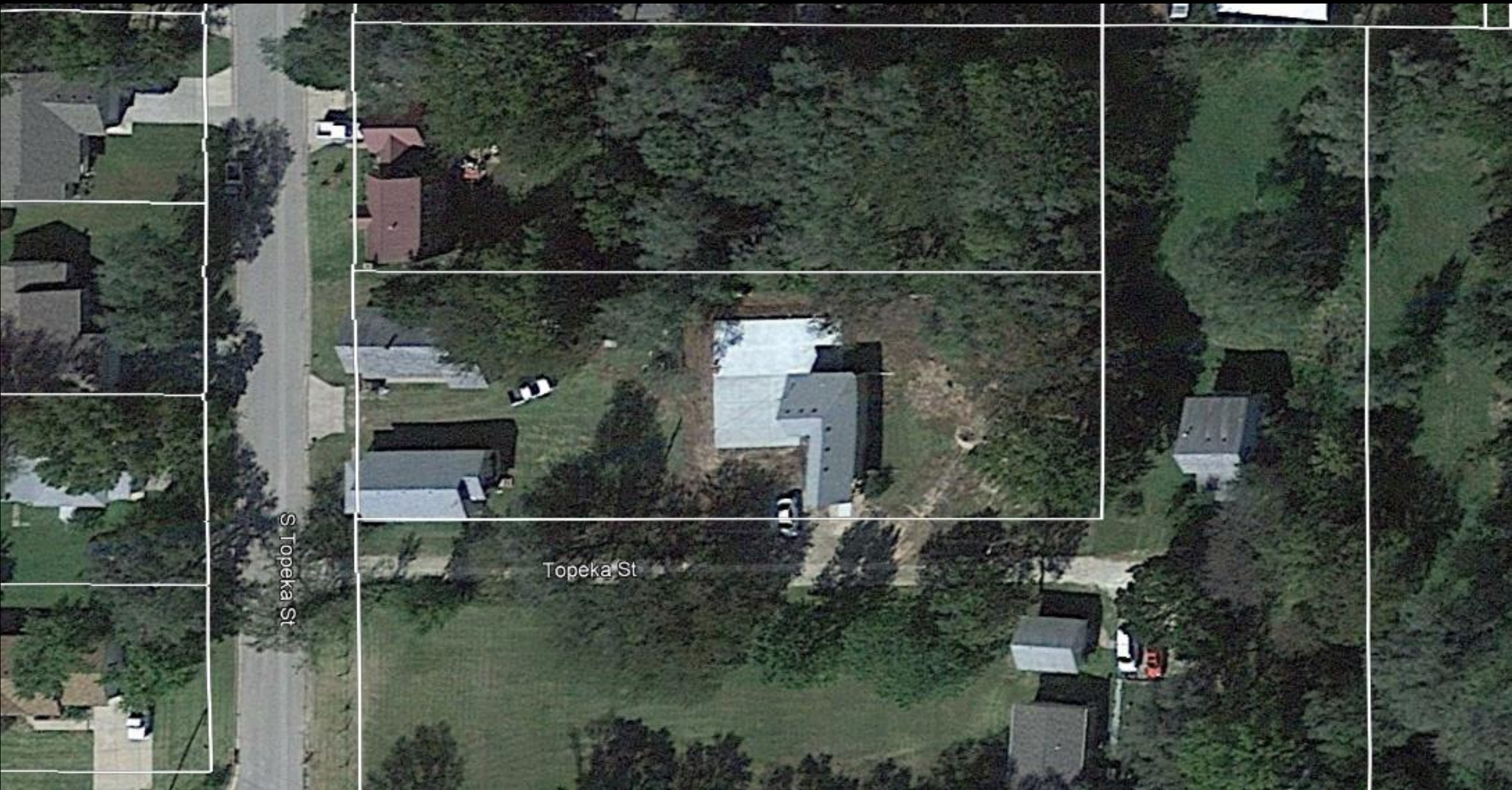
FINAL BERNITA

Part of the South-half
of Section 11-26-5



~ CERTIFICATE OF SURVEY ~

STATE OF KANSAS



S Topeka St

Topeka St

TO: City Commission
FROM: Engineering Department
SUBJ: Bernita's Acre Final Plat
DATE: April 12th, 2021

Background:

The Planning Commission reviewed the Bernita's Acre Final Plat at a regular meeting on March 25th, 2021. The Planning Commission voted to unanimously approve the Final Plat.

Attachments:

Staff Memo
Plat

Policy Issue:

Plats are required by the Subdivision Regulations to subdivide property and create new lots of record, easements, and right-of-way. The Planning Commission reviews plats to ensure conformance with the Zoning Ordinance and Subdivision Regulations and approve the plat. The role of the City Commission is to accept easements and right-of-way dedications.

Fiscal Impact:

The subdivision itself will not have a fiscal impact on the City of El Dorado.

Staff Recommendation:

Accept the easements in the Bernita's Acre Final Plat

Commission Actions:

Commissioner _____ moved to accept the easement dedications in the Bernita's Acre Final Plat.

Commissioner _____ seconded the motion.

[Return to Agenda](#)

PLANNING COMMISSION MEMO

TO: Planning Commission
FROM: Jay Shivers, AICP, City Planner
Scott Rickard, Engineering Director
RE: Bernita's Acre Addition – Final Plat

This plat subdivides a lot into three lots of record. The property currently has three homes. One was built in 1914. Butler County property records do not show when the other two were built or if they were moved in but the styles appears to be prior to 1950. The owner is proposing this plat to subdivide the property to have one home on each lot. As it stands today, the property is considered legal, nonconforming. This means the property likely met the regulations in place at the time (if any) and is considered grandfathered. The approval of the plat will move the property to conforming status and allow the owner to sell one or more of the properties.

The Subdivision Regulations gives the Planning Commission authority to issue a variance on a plat when full conformance to the regulations is “impractical or impossible due to the size, shape, topographic location or condition.” In this case, to retroactively create these lots the Planning Commission will need to approve two plat variances:

- To reduce the minimum lot width on Lots 1 and 2 to 49.37 feet;
- To allow Lot 3 to access a public street via access easement.

The regulations require new single-family residential lots to be a minimum 70 feet in width. These homes appear to have been built or moved to this location prior to the adoption of such regulations. The regulations also require all lots to access public streets. The proposed Lot 3 has legal access via a permanent ingress-egress easement just south of the proposed lots and has no feasible way to directly access a public street.

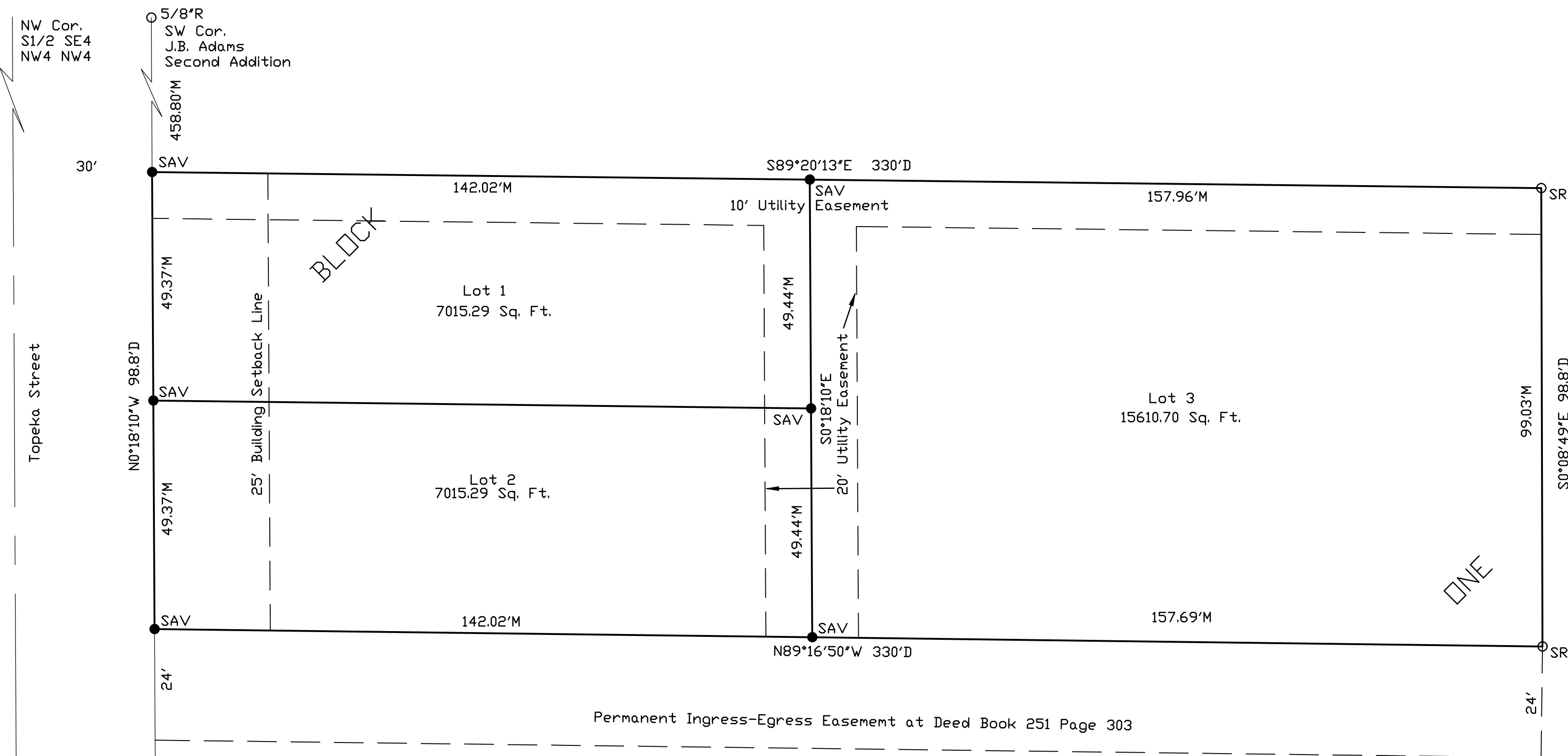
The applicant will present the plat and answer any questions at the meeting. With the variances, the plat meets the requirements found in the Zoning Ordinance and Subdivision Regulations. Staff recommend approval of the plat.

Recommended Motion:

I move to approve the final plat of Bernita's Acre Addition as presented with the following two variances:

- 1) To reduce the minimum lot width on Lots 1 and 2 to 49.37 feet,*
- 2) To allow Lot 3 access to a public street via access easement.*

FINAL PLAT
BERNITA'S ACRE
Part of the South-half of the SE4 NW4 NW4
of Section 11-26-5E El Dorado, Kansas



~ CERTIFICATE OF SURVEY ~

STATE OF KANSAS)
COUNTY OF BUTLER) SS

We, Savoy Company P.A., Surveyors in the aforesaid County and State, do hereby certify that under the supervision of the undersigned, we did on this 26th day of January, 2021, perform a survey of the following described tract, and that the accompanying final plat is prepared and that all of the monuments shown hereon actually exist and their positions are correctly shown to the best of our knowledge and belief: Beginning 98.8 feet South of the Northwest corner of the South-half of the Southeast Quarter (SE4) of the Northwest Quarter (NW4) of the Northwest Quarter (NW4) of Section 11, Township 26 South, Range 5 East of the Sixth Principal Meridian in Butler County, Kansas; thence East 330 feet; thence South 98.8 feet; thence West 330 feet; thence North 98.8 feet to the Point of Beginning; EXCEPT the West 30 feet thereof.

Date Roger L. Cutsinger P.S. 805

STATE OF KANSAS)
COUNTY OF BUTLER) SS

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2021.

Michael A. Work, P.S. 1160
Butler County Surveyor

~ OWNERS CERTIFICATE ~

STATE OF KANSAS)
COUNTY OF BUTLER) SS

This is to certify that the undersigned owners of the land described in the Surveyor's certificate have caused the same to be surveyed and subdivided on the accompanying plat into lots, blocks, streets and other public ways under the name of BERNITA'S ACRE; that all highways, streets, alleys easements and public grounds as denoted on the plat are hereby dedicated to and for the use of the public for the use of the public for the purpose of constructing, operating, maintaining and repairing public improvements; and further that the land contained herein is held and shall be conveyed subject to any restrictions, reservations and covenants on file or hereafter filed in the Registrar of Deeds of Butler County, Kansas.

Date Owner - Mary Bernita Weber

~ NOTARY ~

STATE OF KANSAS)
COUNTY OF BUTLER) SS

The foregoing instrument was acknowledged before me on this ____ day of _____, 2021
by Owner - Mary Bernita Weber

My appointment expires: _____ Notary Public

~ EL DORADO CITY PLANNING BOARD ~

STATE OF KANSAS)
CITY OF EL DORADO) SS

This plat is approved by the El Dorado Planning Board on this ____ day of _____, 2021,
and is recommended for approval by the El Dorado City Commissioners of El Dorado, Kansas.

Date Kelly Tetrick, Chairman
Attest: Jay Shivers, Secretary

~ EL DORADO CITY COMMISSIONERS ~

STATE OF KANSAS)
CITY OF EL DORADO) SS

This Plat if approved and all dedications shown hereon, if any, are hereby accepted by the Board of El Dorado City Commissioners, on this ____ day of _____, 2021.

Bill Young, Mayor

Attest: Tabitha Sharp, El Dorado City Clerk

~ BUTLER COUNTY REGISTER OF DEEDS ~

STATE OF KANSAS)
COUNTY OF BUTLER) SS

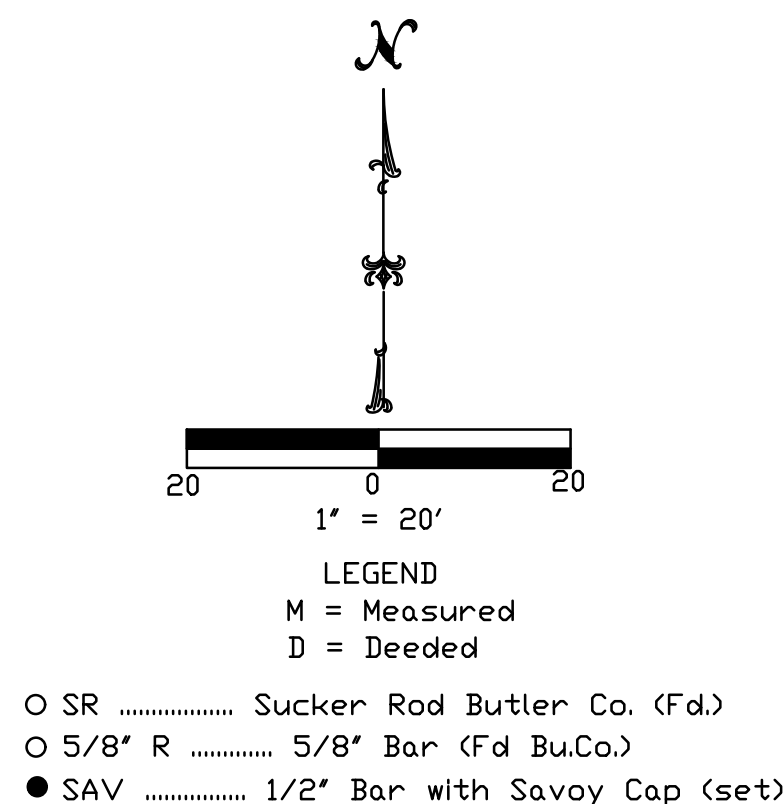
This is to certify that this instrument was filed for record in the Register of Deeds office at ____ M. on the ____ day of _____, 2021 and was duly recorded in Book ____ at Page ____.

Jacque Roberts, Register of Deeds

~TRANSFER RECORD ~

Entered on transfer record this ____ day of _____, 2021

Tatum Stafford, Butler County Clerk



PROJECT NO. 21A00982
Savoy Company, P.A.
Land Surveyors
120 N. Main St. Suite 3 El Dorado, Ks. 67042
433 S. Hydraulic, Wichita, KS 67211-1911
PH (316) 265-0005
FAX (316) 265-0275
PH (316) 452-5552
www.savoyco.com

TO: City Commission
FROM: Engineering Department
SUBJ: Application to Rezone (R-1 to R-2) at Boyer Road and West Third Avenue
DATE: April 5th, 2021

Background:

The Planning Commission held a public hearing on March 26th, 2021, to review an application to rezone approximately 5 acres at the southeast corner of Boyer Road and W. Third Avenue from Low Density Residential District (R-1) to Medium Density Residential District (R-2). The Planning Commission voted to unanimously recommend approval of the rezoning application, excluding Lot 1, Block 3, of the Prairie Land Estates Second Addition (8-0). A formal protest petition has been submitted in accordance with Kansas Statute, requiring signatures from landowners representing a minimum 20% of real property within the 200 foot notification to take effect. The submitted petition meets this requirement. The valid petition requires the City Commission to have a super majority to approve the rezoning.

Attachments:

Planning Commission Minutes
Planning Commission Memorandum
Zoning Map
Aerial Map
Petition
Letters
Ordinance

Policy Issue:

Zoning districts restrict properties to a specific set of land uses. Most rezoning applications, such as this one, request a zoning district that is less restrictive and allows an increase in land use intensity. R-2 low density residential allows slightly higher residential density and two-family homes in addition to the single-family homes allowed today.

Fiscal Impact:

Approval of the zoning map amendment will create little to no fiscal impact on the City of El Dorado at this time.

Trade-offs:

The decision of a governing body to approve zoning districts of higher intensities ultimately encourages and broadens the range of development opportunities. In such instances, this requires balancing community benefits with potential impacts on neighboring properties and municipal infrastructure.

Staff Recommendation:

Approve the rezoning application, follow the Planning Commission's recommendation to exclude Lot 1, Block 3, of the Prairie Land Estates Second Addition.

Commission Actions:

Commissioner _____ moved to approve Case No. 21-01-REZ, requesting a rezoning of 5 acres at the southeast corner of Boyer Road and W. Third Avenue to R-2 Medium Density Residential District, excluding Lot 1, Block 3, of the Prairie Land Estates Second Addition, and that Ordinance No. G-1350 be approved.

Commissioner _____ seconded the motion.

Roll Call Vote

Position No. 1	Mayor Bill Young	_____
Position No. 2	Commissioner Matt Guthrie	_____
Position No. 3	Commissioner Gregg Lewis	_____
Position No. 4	Commissioner Nick Badwey	_____
	Commissioner Kendra Wilkinson	_____

[Return to Agenda](#)

PLANNING COMMISSION MEMORANDUM

TO: Planning Commission
FROM: Jay Shivers, AICP, City Planner
CC: Scott Rickard, Engineering Director
RE: Zone Change Application – Boyer Road and W. Third Avenue

Bryan Lagaly is requesting a zone change from R-1 Low Density Residential District to R-2 Medium Density Dwelling District at the southeast corner of Boyer Road and W. Third Avenue. The five-acre property is vacant land with scattered oil infrastructure. The applicant is requesting R-2 to build two-family homes on the property. R-2 zoning allows single-family and two-family (duplex) residential uses only. Institutional uses, such as schools, are allowed with a Special Use Permit.

The regulations state the Planning Commission shall make findings of fact to determine whether the application is found to be compatible with the following:

Character of the neighborhood.

The existing land uses in the immediate area consist of single-family residential to the north and east. The residential properties abutting the subject property to the east and north were platted in 2007 as Prairie Land Estates Second Addition. The homes along the east side of the proposed development have been built in the last 11 years with the newest homes at the southwest corner of W. Third Avenue and Northern. The residential lots abutting the north side of the proposed development are currently vacant but platted for single-family residential. The subject property abuts wetland and floodplain areas to the south and west. Both of the lots to the south and west are within floodplains and have large pipeline easements that render them unbuildable.

Consistency with the Comprehensive Plan and ordinances of the City of El Dorado.

The Comprehensive Plan Vision Statement calls for improved availability and variety of quality new housing options. The Future Land Use Map (FLUM) designates the subject property as Commercial, which includes “commercial, retail, restaurant, and professional office land uses that serve the needs of the community as a whole and perhaps a larger region.’ However, given the amount of unbuildable land surround this property, it more suitable to residential uses that will blend with the surrounding neighborhood.

The Residential Land Use Guidelines state that “medium and high density residential uses may serve to buffer low density residential uses from commercial uses.” In this instance, the location of the proposed development may serve as a visual and sound buffer for the homes along Northern St. from the view of the KDOT facility to the west and noise generated by the Kansas Turnpike.

Adequacy of public utilities and other needed public services.

The City of El Dorado has infrastructure in place and capacity available for higher intensity land uses at this location.

Suitability of the uses to which the property has been restricted under its existing zoning.

R-1 is one of the most restrictive zoning districts in the zoning ordinance. The property is generally restricted to its current use, single-family residential. In-home daycare and group homes are allowed by right. Institutional uses are possible with a Special Use Permit (SUP). The land also has existing physical challenges, such as oil infrastructure both above and below ground.

Length of time property has remained vacant as zoned.

To the best of our knowledge, the property has never been developed other than oil extraction activities, which is a grandfathered use.

Compatibility of the proposed district classification with nearby properties.

Two-family homes are known to be compatible with single-family homes. The City has pockets of two-family homes within single-family neighborhoods and a scattering of single duplexes throughout town. The El Dorado Comprehensive Plan designates the vast majority of neighborhoods within the city as Low Density Residential, defined as “single or two-family (duplex) residential land uses.” The Zoning Regulations, recognizing this compatibility, does not require a transitional buffer between R-2 and R-1 properties.

The extent to which the zoning amendment may detrimentally affect nearby properties.

Rezoning to higher densities may introduce negative impacts to neighboring properties, including additional traffic and noise, if developed to its full potential. With the proposed Deer Run cul-de-sac, traffic will access W. Third Avenue, a collector-class street, and from there can access Boyer Road, an arterial-class road.

A common concern with rezonings is the effect on property values. Many factors go into calculating property values. It is unknown to what extent that potential addition of two-family homes may have on neighboring property values. Much of the effect may come from elements of the development the City does not regulate, such as home size and home quality. Furthermore, the City also does not regulate whether a property is owner-occupied or leased.

Whether the proposed amendment provides a disproportionately great loss to the individual land owners nearby relative to the public gain.

The City of El Dorado has a shortage of housing, both rental and owner-occupied, and stands to benefit from additional housing. El Dorado Inc. regularly monitors the status of the housing markets within the City and provided the following data as of the end of February 2021:

- A survey of 500 rental properties found that less than 1% are vacant and available. According to the U.S. Census Bureau, in the 4th quarter of 2020, the vacancy rate in the Midwest region was 7.8%.
- There are approximately 3,300 single-family homes in El Dorado. 17 are currently for sale at all price ranges. That amounts to 0.5% of homes in the city for sale.
- The most recent housing development, Flint Creek, consists of 32 homes under construction. The owner has received over 500 applications to lease these homes.

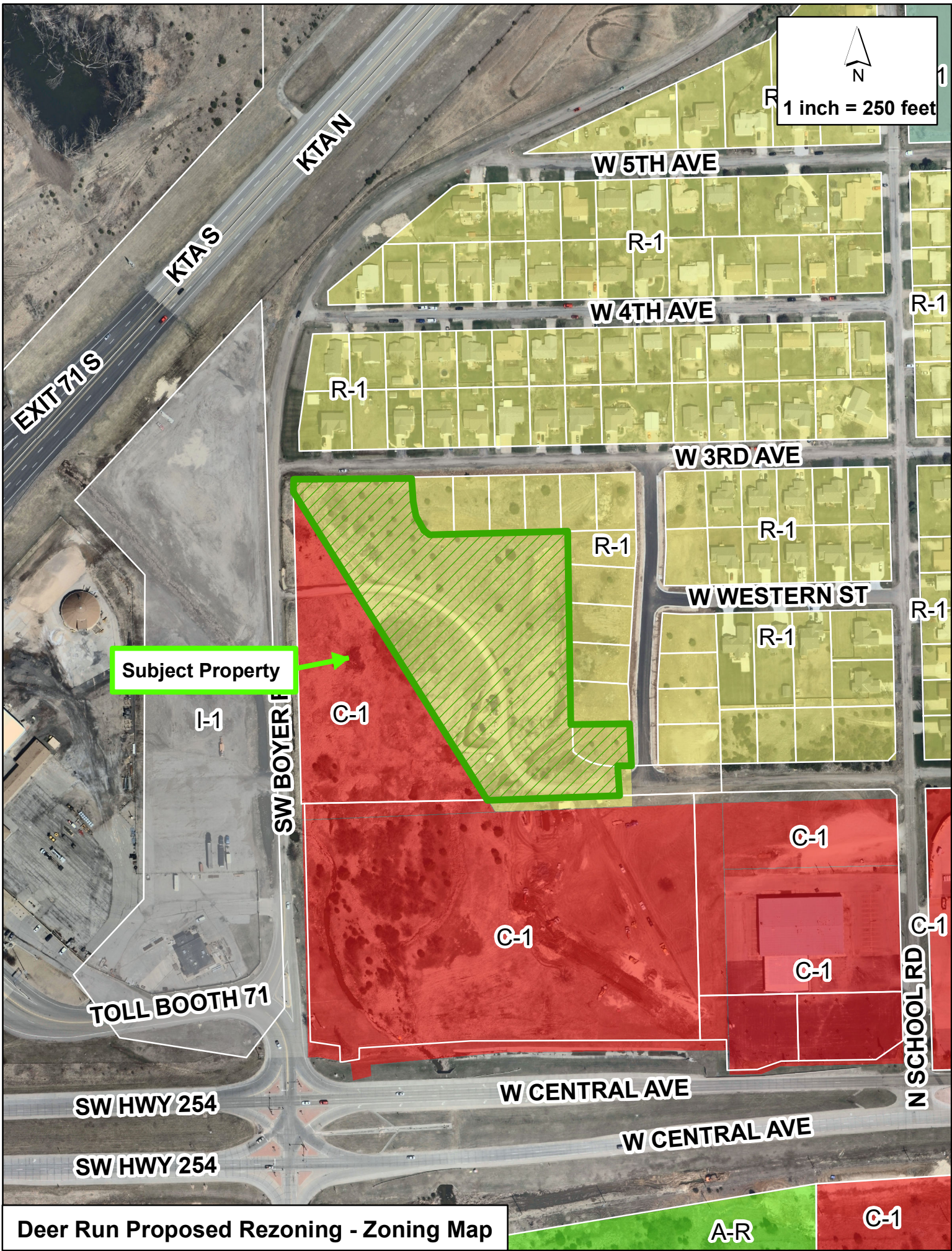
Residential redevelopment at any level will provide newer housing options, whereas 65% of current housing within El Dorado was built prior to 1959 and 85% built before 1979. As mentioned previously, estimated impacts include additional neighborhood noise and traffic, not unlike the neighborhood currently experiences. Potential impact on property value is not known as the rezoning process does not dictate the final building product, also discussed above.

In summary, the primary change with this rezoning request is the ability to build two-family homes. Otherwise, the zoning is substantially the same as R-1. Staff regularly hears concerns with residential rezonings regarding the details of the proposed development, such as the size of homes, if there are income limitations, the quality of homes, the exterior features and colors, and if it will be rented or owner-occupied; it is important to remember the City of El Dorado does not regulate these things.

This property has been for sale for some time. In 2020, staff regularly received phone calls inquiring about regulations for various commercial uses on this property, ranging from automobile and tractor trailer maintenance and storage to a large public assembly venue. It is staff' opinion that single-family and two-family residential is the highest and best use for this property; land uses of higher intensity, such as the mentioned commercial uses, could create more substantial impacts on the adjacent neighborhood. For all the reasons discussed in this memo, staff recommends the Planning Commission recommend approve of the rezoning request.

Suggested Motion:

I move to recommend approval of Case No. 21-01-REZ, an application by Bryan Lagaly to rezone 5 acres at the southeast corner of Boyer Road and W. Third Avenue, from R-1 Low Density Residential District to R-2 Medium Density Dwelling District, for reasons stated in the staff recommendation and heard at this public hearing.



Subject Property

C-1

R-1

R-1

R-1

R-1

I-1

C-1

C-1

C-1

C-1

C-1

A-R

Deer Run Proposed Rezoning - Zoning Map



Deer Run Proposed Rezoning—Recent Aerial View

Property Address

2810 Western St. El Dorado, KS 67042

Owner's Name

Mathew & Ashley Minton

I am writing this letter about my concerns about the proposed addition at Boyer Road & 3rd street in El Dorado, Kansas.

- #1.) Security - I feel this addition will bring too many people in and out of the rental units. I fear the rise in theft of property; as well as property damages.
- #2.) Property Value Decreasing - This new addition of lower income housing will significantly drive the value of all the surrounding houses down!

Signature: Mathew Minton Date: 3/6/2021

Concern for Property Value Decline

2845 Western St
Seth and Tonyse Rogers

I am writing this letter about my concerns about the proposed addition at Boyer Rd & 3rd Street in El Dorado, Kansas.

It was after great consideration we chose only a year ago to buy our home at 2845 Western Street. We were willing to spend a large amount of money if we found the right property that we were confident would hold its value and prove to be a sound investment for our future. Among our considered factors were location, school district, crime rate, home values, traffic through the neighborhood and future forecast for the surrounding area. Never would we have imagined a low income housing project moving in across the street. While we understand the need for such properties in our community we feel it is with great disregard for the current homeowners to place this property at 3rd and Boyer where it is sure to disturb a sound neighborhood.

Undoubtedly this will bring much greater traffic to our streets, loss of home values, greater crime rates, an influx of students to our district that currently would struggle to effectively accommodate such an increase in enrollment, and it will change the entire dynamic of our entire neighborhood. It is my feeling that those involved in constructing it, as well as those allowing it, have shown a complete lack of desire to protect the few small neighborhoods we have in our town that provide a certain amount of safety, privacy, and financial security of home investment. If our town continues to eliminate these single family neighborhoods we will surely drive potential home buyers to other areas, such as Andover, where an investment of an amount as large as ours will safely hold its value. We in fact considered as much when we were searching for a home but decided to stay local because El Dorado is just home and we were confident this neighborhood would only continue to grow and prosper over the future years. We hope you will reconsider the location of this property, as well as the rezoning of the land. If the city has allowed this project for financial purposes I would hope they consider how much this will cost the city in the long run as homes depreciate and buyers look elsewhere. This does not make sense for the city or the homeowners. To move forward with the project will cost our community so much more in the years to come. Our neighborhood will deteriorate as homeowners leave our area, values will drop, and another good community will be lost. Thank you for your reconsideration.

Seth and Tonyse Rogers

Date: 3/7/2021

A large, stylized handwritten signature in black ink, likely belonging to Seth and Tonyse Rogers, is written across the bottom of the page. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Concern for Property Value Decline

Property Address: 2901 W 3rd Ave, El Dorado, KS 67042

Owners: Jeremy & Bryna Boldra

To: Linda Jolly, City Planners and Commissioners:

This letter is written in regard to the serious concerns we have about the proposed addition at Boyer Road and 3rd Street in El Dorado, Kansas.

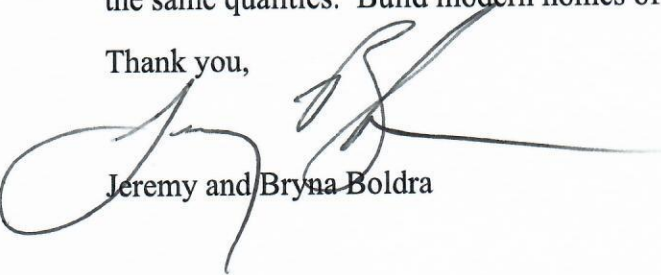
Our family of four currently resides in the Prairie Land Estates Second Addition. Currently, we are one of seven properties in this addition, of which there are a total of 10 or 11 lots. Your proposal to crowd as many as fourteen (14) one-family and two-family homes behind our properties is of great concern for not only our property values, but the potential for increased crime and other problems. It appears to us that the plan is to build two-bedroom and three-bedroom homes that house up to two-families. Two families living in a three-bedroom home screams low-income housing. We did not rent in El Dorado for two years to buy a nice home in a family-friendly neighborhood where there was potential for property values to rise, only to have low-income housing built right next to it causing property values to decline. There are a number of areas in and around El Dorado where low-income housing exists and where the potential to build that kind of housing is an option. We do not want low-income housing built in this neighborhood. A low-income housing project is under construction just a few blocks east of us. If there is that much desire for low-income housing, why are we building in and around nice neighborhoods? There are four open property lots just west of our home...what are the chances that nice family homes will be built there should low-income housing be built right next to them? What will happen to property values and the families that live here now? Our property values will drastically be reduced and multiple families in the current neighborhood will sell their homes (at a significant loss) and move away from El Dorado. We do not want more low-income housing built in El Dorado, especially near our family-friendly neighborhood, and we don't want more crime in El Dorado. We already have that presence with the El Dorado Correctional Facility being here. How much more of this clientele do you want in El Dorado? We don't want any more, and we are strongly against this kind of development around our homes.

Currently, our children, along with the other neighborhood children, feel safe. They play outside, we have neighborhood barbecues, traffic is minimal, and we all take pride in our homes and families. Have you done research on what happens to neighborhoods when you put in low-income housing developments? Your letter describing the zone regulations states that the intent of this project is to provide for moderate density residential development "in a manner which will encourage a STRONG residential neighborhood." What in the world do you mean by "strong?" Are you are referring to the likelihood that the police presence will be heightened or the traffic will increase? We have already built some equity in our home over the last three years that will be lost when this development comes in. I can assure you, I would not have invested in the home we currently live in if this development was already here!!! Why are you wanting to lessen the value of a neighborhood that is thriving? Would you want to live next to this development? Imagine this: constant traffic coming and going at all hours of the night, police being called at all hours, trash and

noise, and the overall image of our neighborhood being destroyed. Do your research and consider the homeowners, children, and taxpayers of the people who have worked hard to invest in a nice home. The thought of this situation has us worried, stressed, and angry. As leaders of our community, you should be looking out for the best interests of your citizens. We are already established and should be considered before you put your "plans" into place that doesn't directly affect you.

On another note, we are disappointed and angry that you planned to erect this development illegally without our consult. Our voices are only being heard because someone caught wind of it, realized the statute which you tried to illegally ignore, and you're back-tracking. The lack of communication is deceptive and causes mistrust. There are good, hard-working, upstanding citizens with good family values in our neighborhood. There is a real sense of family and community in our neighborhood. We love our neighborhood, which is to say we love our neighbors. We want to keep it that way. If you're going to build homes in our area, build homes that will attract families with the same qualities. Build modern homes of equal value, so we can improve El Dorado.

Thank you,



Jeremy and Bryna Boldra

Petition to Stop!

Rezoning / Devaluation of Property

Page ___ of ___

By signing Petition said individuals have expressed thier opinion to **Stop the Rezoning** of land located at the Southeast Corner of 3rd Street and Boyer Road. Legal Descriptions of said properties are:

S04, T26, R05E, ACRES 5.8, BEG NW/C SW1/4 NW1/4 E292.84 S68.08 SE88.71 E293.71 S404.8 E3 S57.4 ELY315.6 S60 W466.83 NW767.72 N25.73 TO POB LESS ROW

PRAIRIE LAND EST 2ND ADD, S04, T26, R05E, BLOCK 3, Lot 1, 9963 SQUARE FEET

In signing presented Petition individuals ask the zoning community to take into consideration additional issues that are listed below; but not limited to the issues presented.

#1 - Issue of Multi-Family Dwelling Structures

In accordance to the documents filed on at the Butler County Courthouse, *Titled Covenants and Restrictions for Prairie Land Estates "Book 2006 Page 9521" & "Book 2011 Page 2701"* See "Exhibit A". Documents state that no Multi-Family housing is allowed, in housing development. Property Owners agreed upon building in this area with the belief of document "Phase Three" of Prairie Land Estates, see "Exhibit B", would develop in time. "Exhibit B" is a plot design of what was presented to area residents when they decided to build their home in said sub division.

#2 - Issue Property Value Decline

The proposed plot design referenced as "Exhibit C", homes in the "Proposed Lagaly Addition" are smaller in size and will decrease the average home value in the community. Below are home values from adjacent properties, these valuations are pulled from the Butler County Website. Proposed addition is **NOT**, the same quaility of homes that are already established in the area.

To support the community with property values, we are requesting the City of El Dorado mandate a minimum square foot, a portion of the structure be brick/rock, a certain color selection, minimum two car attached garage, high quality roofing (must be a Hertiage Type shingle - No 3 Tab or Rolled Roofing), and a committee of local land owners serve on an architectural committee to approve designs and colors. Due to the Covenants that were set in the building zone these same rules were followed by every land owner and now their property values are at risk. The community would request a concrete barrier put on the inside of New Proposed Plat with Mature Tree's on the outside of the fencing. Request Tree's be a minumum of 20' in height at the time of planting and spaced 15' away from each other with a staggered design.

\$275,000 302 Northern St.	\$270,300 2859 West 3rd St.
\$169,900 320 Northern St.	\$161,190 2850 Western St.
\$249,090 2845 Western St.	\$212,300 2901 West 3rd St.
\$158,980 328 Northern St.	\$185,700 2825 Western St.
\$160,000 327 Northern St.	\$158,800 337 Northern St.
\$196,400 321 Northern St.	\$199,900 2810 Western St.
\$179,580 313 Northern St.	\$208,600 331 Northern St.
\$222,200 2851 West 3rd St.	\$183,000 2954 West 3rd St.

#3 - Issue of Water Drainage

Petition to Stop!

Rezoning / Devaluation of Property

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NW767.72 N25.73 TO POB LESS ROW

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#3 - Issue of Water Drainage

Drainage of attached plat design also know as "Exhibit C" will impair said properties as an increase of water run off will interfere with the use of their property. Improvements need to be done to make drainage **NOT** an issue, "Preffered Method" concrete underground piping with ground troughs; rerouting water away from homes. Please see "Exhibit D & E" of water drainage issues in current area. Pictures have been provided of the community as this area has flooded, in the past. This is a huge concern for residents as flooding as drainage isn't ideal and additional water will compound current water issues.

313 Northern St.

327 Northern St.

2901 West 3rd Street

302 Northern St.

321Northern St.

331 Northern St.

2859 West 3rd Street

#4 - Issue of Structure Locations

Structures labeled #10 & #11 are Duplex Type Housing Structures and this area is zoned R1 and this type of structure would require R2 zoning for Multi-family structures. There is also a 60' easement around the disposal injection well, which will hinder building of said strctures #10 & #11. In addition, the structures are **NOT** in an adjacent manner to other homes on Northern Street, making an unapealling aesthetic appearnace to the community.

#5 - Issue of Safety

"If" "Proposed Addition" reaches an approved additional resources for saftey for the community is requested. This includes sidewalks to the local elementary school, along with a designated flashing crosswalk at the corner of 3rd Street and School Road. In addition other saftey concerns are: Improved fencing structures around Oil Well's & Tank Battery. "If" said "New Addition" is approved a request of chain link fencing be placed around the boarder of the project during the duration of the building process along with adequate silt screen.

#6 - Land Contamination & New Location of Tank Battery

Due to "proposed building site" in oil production for many year, the question of land contamination should be evaluated. The cost of disposing of said soil is costly and can cause many delays to said project, there is also a potential issue of contamination entering in the Wet Lands a neighboring parcel. In the purposed map there is **NOT** a "New" area for the tank battery to be located.

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#7 - Community

The community is concerned about issues that can arise from communities built with smaller structures these are, but not limited to: Crime See "Exhibit F" where the Butler County Sheriff's department has responded to low income properties in El Dorado, Kansas when the local police department couldn't respond. Other issues include increase in traffic, the aesthetic of the community such as yard maintenance, excessive amount of automobiles residing on the street, and a safe place for the children of this

#8 - Issue of Project Cost & Community Development

Concern for the "Quality of Life" for current residents and future residents of El Dorado, Kansas should be considered. The amount of taxes that will be recovered from these small homes will not help support the "Project of Bringing Business to El Dorado". Looking at the website www.developeldorado.com Established by **El Dorado Inc.** all the area for expansion for the City is in the community proposed. When **El Dorado Inc.** secures a business to come to town, the Executives for those companies will want a great place to build close to work. This proposed design takes away the last Higher Paying Tax properties out of the Oil Hill Community, in the Circle USD 375 School District. The Community in NOT against development they are against the development of these low cost housing plans. Another issue that the Zoning Community should take into consideration to the amount of Funds needed to support this project. **ALL** infrastructure costs should be paid by developer, before start of project. It is the fear of the Community to have another development like the Griler Additional, made by the Three Amigos, located at 3rd & Metcalf have the specials fall back into the City's Hand as the development didn't work out.

#9 - Noise & Trash During Project

The last project in the City of El Dorado has been a mess, to be simply honest. There is trash in the stream located in this property and the silt fence is knocked down stopping nothing from entering the water way. Also the streets in this area are covered in Mud and adjacent lots used as a traffic way to building site instead of the intended entrance.

Property Address	Name of Resident	Signature	Date
302 Northern Street	Nathan White	Nathan White	03-06-2021
302 NORTHERN ST.	Stephanie White	Stephanie White	3-6-21
320 Northern ST.	Joel Wanser	Joel Wanser	3-6-21
320 Northern St.	Winnie Wanser	Winnie Wanser	3-6-21

Petition to Stop!

Rezoning / Devaluation of Property

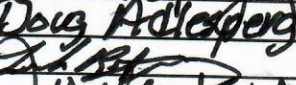
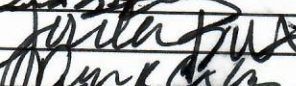
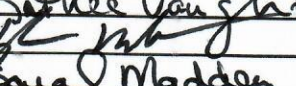
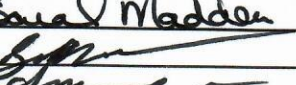
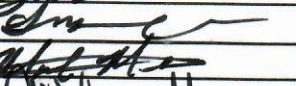
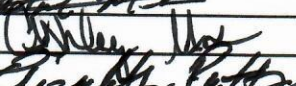
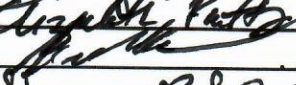
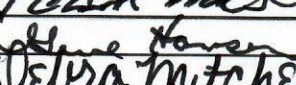
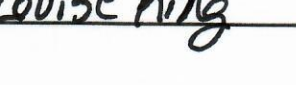
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In signing presented Petition individuals ask the zoning community to take into consideration additional issues that are listed below; but not limited to the issues presented.

Property Address	Name of Resident	Signature	Date
337 Northern St.	Caitlin Killian		3-6-21
337 Northern St.	Colby Killian		3-6-21
2901 W. 3rd Ave	Jeremy Boldra		3/6/21
2901 W. 3rd Ave.	Bryna Boldra		3-6-21
2912 W 3rd Ave	Stacy Hughey		3-6-21
2954 W. 3rd Ave	Sabra Adlesperger		3-6-21
2954 W 3rd Ave.	Donna Adlesperger		3-6-21
2811 W 3rd Ave	Luke Buxton		3-6-21
2811 W. 3rd Ave	J. Buxton		3-6-21
2933 W 4th Ave	Tessa Cosby		3-6-21
2933 W 4th Ave	Matt Cosby		3-6-21
331 Northern St.	John Vaught		3-6-21
331 Northern St	Kathie Vaught		3-6-21
2850 Western St	Kyle Madden		3-6-21
2850 Western St	Sarah Madden		3-6-21
2845 Western St.	Seth Rogers		3-6-21
2845 Western St.	Tony Rogers		3-6-21
2810 Western St.	Mat Minton		3-6-21
2810 Western St.	Ashley Minton		3-6-21
321 Northern	Elizabeth Potts		3-6-21
2826 W. 3rd	Scott Potts		3-6-21
2835 W. 3rd	Sharon B Mills		3-8-21
2835 W. 3rd	H. Clark Mills		3-8-21
320 Simpson	Gene Hanson		3-8-21
411 HUNTON ROAD	Debra Mitchell		3-8-21
425 Hunton Rd	Dana Jordan		3-8-21
425 Hunton Rd	Lisa Willhite		3-8-21
349 Hunton Rd	Louise King		3-8-21

Petition to Stop!

Rezoning / Devaluation of Property

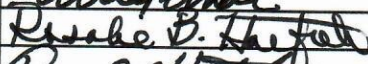
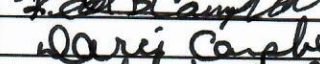
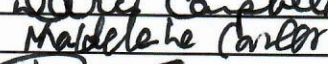
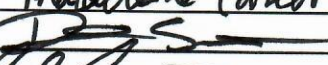
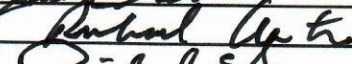
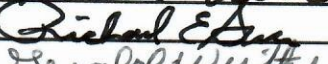
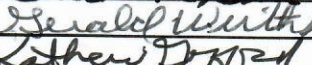
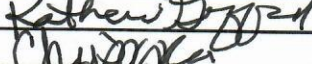
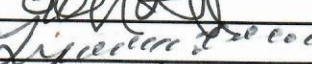
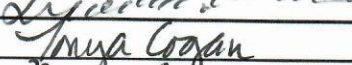
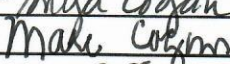
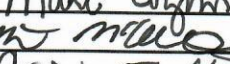
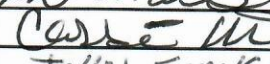
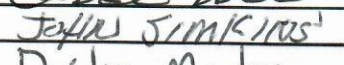
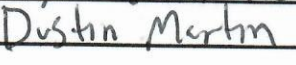
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327 Northern St	Chadd Pelnar		3-8-21
327 Northern St	Attie Pelnar		3-8-21
428 Hunton Rd.	Rosalie B. Hatfield		3-8-21
428 Hunton Rd	Rosalie B. Hatfield		3-8-21
509 Hunton Rd	Jessica Smith		3-9-21
515 Hunton Rd	Ray Pile		3-9-21
515 Hunton Rd	Brenda Pile		3-9-21
618 Hunton Rd	Shanna Greer		3-8-21
635 Marmaton Rd.	Julie Anderson		3-9-21
635 Marmaton Rd	Art Anderson		3-9-21
428 Simpson Rd	Reed Campbell		3-9-21
428 Simpson Rd	Darci Campbell		3-9-21
412 Simpson Rd	Madeline Cantor		3/9/21
520 Simpson Rd	Deena Simoneau		3/9/21
616 School Rd	Jacob Currier		3/9/21
602 Village Rd	Richard E. Smith		3/9/21
2842 Western St	GERALD WIRTHS		3/9/21
2834 Western St	Katherine Gifford		3-15-21
2834 Western St	Christine Baker		3-15-21
2826 Western St	Helen Norris		3-15-21
2826 Western St	Tawia Norris		3-15-21
357 Hunton Road	Tonya Cogan		3-15-21
357 Hunton Road	Marc Cogan		3-15-21
2706 W 3rd Ave	Michael McAllister		3-15-21
2706 W 3rd Ave	Cassie McAllister		3-15-21
960 Hunton Rd	John Simmons		3-15-21
311 Hunton Rd	Dustin Martin		3-15-21

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301 Hurton	Rox + Judy Lyson	Judy Lyson	3.15.2021
2654W 3rd	Jessica Harris	Ronald Harris	
- " -	- " -	Guerrin Lyson	3/15/2021
401 Marmaton	Ryan Wehr	Ryan Wehr	3/15/21
410 Marmaton Rd	Paige Bounis		3/15/21
420 Marmaton Rd	Lance Chever	Lance Chever	3-15-21
Cheri Lara	502 Simpson	(Signature)	
Cheri Lara	703 Maplewood		
703 Maplewood	Cheri Lara	Cheri Lara	3/15/2021
502 Simpson	Cheri Lara	Cheri Lara	3/15/2021
502 Simpson	Vincent Lara	Vincent Lara	3/15/2021
520 Simpson	Philip Simoneau	Philip Simoneau	3/15/2021
2819 W. 5th	Brian McElroy	Brian McElroy	3-15-2021
2819 W. 5th	Cindy McElroy	Cindy McElroy	3-15-2021
313 NORTH 3RD ST	SOHAN SAROYA		3/16/21
2821 W. 3rd	SETH MINER	Seth Miner	3.16.21
2821 W. 3rd Ave	Jessica Belletti	Jessica Belletti	3/16/21
2858 W 3RD AVE	MICHA LOFTON	Micha Lofton	3/16/21
2859 W 3rd Ave	Preeti Saroya	Preeti Saroya	3/16/21
2859 W 3rd Ave	Brian Kasper Saroya	Brian Kasper Saroya	3/16/21
2934 W. 3rd Ave	Howard		3/16/21
2949 W 4th Ave	Brian Martin	Brian Martin	3/16/21
2934 W. 4th Ave	Mike Erikson	Mike Erikson	3/16/21
2934 W. 4th Ave	Christa Erikson	Christa Erikson	3-16-2021

Rezoning / Devaluation of Property

Page ____ of ____

By signing Petition said individuals have expressed thier opinion to **Stop the Rezoning** of land located at the Southeast Corner of 3rd Street and Boyer Road. Legal Descriptions of said properties are:

**S04, T26, R05E, ACRES 5.8, BEG NW/C SW1/4 NW1/4 E292.84 S68.08 SE88.71 E293.71 S404.8 E3 S57.4 ELY315.6 S60 W466.83
NW767.72 N25.73 TO POB LESS ROW**

PRAIRIE LAND EST 2ND ADD, S04, T26, R05E, BLOCK 3, Lot 1, 9963 SQUARE FEET

In signing presented Petition individuals ask the zoning community to take into consideration additional issues that are listed below; but not limited to the issues presented.

[illegible]

RTN: Goedecke Engineering
205 S. Main
El Dorado, KS 67042



BUTLER COUNTY, KS
- MARCIA MCCOY -
REGISTER OF DEEDS
Book: 2011 Page: 2701
Receipt #: 61156
Pages Recorded: 3
Date Recorded: 2/16/2010 3:02:13 PM
Total Fees: \$16.00

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF
PRAIRIE LAND ESTATES SECOND ADDITION

Teresa Dawson, Deputy

A subdivision in El Dorado, Butler County, State of Kansas

KNOW ALL MEN BY THESE PRESENTS, THAT WHEREAS, the undersigned
are the owners of
All lots in Prairie Land Estates Second Addition

according to the plat thereof, recorded in the Plat Book Q, at page 60B, of the records of
Butler County, Kansas.

NOW, THEREFORE, in order to procure and bring about the UNIFORM
DEVELOPMENT and improvement of said subdivision, the undersigned does hereby
ordain, establish and promulgate the following protective covenants and restrictions
which shall apply to each and all of the lots contained in Prairie Land Estates Second
Addition, to-wit:

1. All building sites contained in such addition shall be residential building sites. No structures, including outbuildings and storage facilities, shall be erected, altered, placed or permitted to remain on any residential building sites other than one detached single family dwelling and attached garage of at least two but not more than three stalls. Unusual circumstances may require small outbuildings to house swimming pool equipment or to store personal property to be constructed or placed upon building sites; however, any such construction or placement is subject to the prior approval of the architectural control committee, as set out in paragraph 3 hereof. Any such outbuilding must be compatible in materials and appearance with single family dwelling on such site. No storage shed or other building or structure permitted hereunder shall exceed an area of 120 square feet.
2. No buildings shall be erected, placed or altered on any residential building site until the building plans, specifications and plot plan showing the location of such building has been approved in writing as to conformity and harmony of external design with existing structures in the development, as to location of the building with respect to topography, finished ground elevation and lot lines. Approval shall be as provided in paragraph 3.
3. There shall be an architectural control committee composed of the following: Ramon D. Criss, Ted Dankert and Eddie Dean. The committee's approval, or disapproval, as required in these covenants shall be in writing. In the event the committee fails to approve or disapprove within thirty (30) days after plans and specs have been submitted to it, approval will not be required.
4. No used building or other structure shall be moved upon any residential lot.
5. Easements for installation and maintenance of utility and drainage facilities are reserved as shown on the recorded plat.
6. No noxious or offensive trade or activity shall be carried on upon any residential building site, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
7. No trailers, basements, tents, shacks, garages, or other outbuildings erected on a building site covered by these covenants shall at any time be used for human habitation, temporarily or permanently, nor shall any structure of a temporary character be used for human habitation; nor shall trailers, campers, boats, or motor homes be parked on said premises, unless it is parked on a cement slab at the side of the garage EXCEPT short-term visitors who may park recreational vehicles and boats in the driveways of their hosts.
8. No animals or poultry of any kind, other than house pets, shall be kept or maintained on any part of said property.
9. No fence, wall or hedge, or mass planting shall be permitted to extend beyond the minimum front building set-back line established by the architectural control committee, except formal foundation planting.
10. No fence other than a wrought iron fence or a wood or vinyl privacy fence six feet high shall be erected on any lot without prior written approval of the architectural

REC
COMP
NUM

Exhibit
"A"
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- control committee. All fences permitted hereunder shall be properly and durably installed and shall be maintained in plumb and true condition.
11. No mobile home or trailer house may be parked in or affixed to any property in the addition.
 12. No garage or basement may be converted into an apartment.
 13. Each residence in the subject property shall conform to the following minimum square footage requirements: Ranch style residences shall consist of at least 950 square feet; bi-level and tri-level residences shall consist of at least 950 square feet; and two story residences shall consist of at least 1200 square feet. Square footage will be calculated without consideration of basement, porches, or garages.
 14. The architectural control committee may require a certain amount of brick or masonry on the front elevation of all residences and may require some brick or masonry on the side elevations of corner lot residences. The committee shall also approve all roof materials as to color and composition.
 15. All lawns shall be seeded or sodded at the first available planting time after completion of the dwelling. The architectural control committee, in its discretion, may adopt and promulgate rules and regulations regarding the preservation of trees and other natural resources upon the subject property.
 16. No lumber, metals, bulk materials, refuse or trash shall be kept, stored, or allowed to accumulate on any lot or on common area except building materials may be stored on a lot during the course of construction or any residence, provided that construction is diligently prosecuted to conclusion in a reasonable time. If trash or other refuse is to be disposed of by being picked up and carried away on a regular and recurring basis, containers may be placed in the open on any day that a pick-up is to be made, at such place on the lot so as to provide access to persons making such pick-up. At all other times, such container shall be stored in such a manner so that they cannot be seen from adjacent or surrounding property. No excessive firewood shall be stored on any lot.
 17. No building structure or other improvement may be constructed or maintained on any lot which violates any set back lines shown on the plat applicable thereto whether said plat is recorded before or after this declaration.
 18. The restrictions contained in this declaration shall not be taken as permitting any actions or thing prohibited by applicable zoning laws, rules, or regulations of any governmental authority, or by specific restrictions imposed by any laws, rules, regulations, deeds, leases, or this declaration shall govern and control.
 19. If the parties, or any of them, or their heirs or assigns, or other owners shall violate or attempt to violate any of the covenants herein, it shall be lawful for any owners of any said lots, their heirs, executors, or assigns, to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenants and either prevent him or them from so doing, or to recover damages or other dues for violations.
 20. Invalidation of any of these covenants, by judgment or court order, shall in no way affect any other provisions, which shall remain in full force and effect.
 21. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until December 31, 2030, at which times said covenants shall be automatically extended successive period on twenty (20) years; unless by vote of a majority of the owners of the residential building sites (one vote per site) in said tract heretofore described, covered by these covenants, it is agreed to change said covenants in whole or in part.

IN WITNESS WHEREOF, I, the undersigned, sole owner of the real property hereinabove mentioned and described, have hereunto set my hand.

Prairie Land Enterprises, Inc.

By

Ramon D. Criss, Secretary

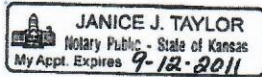
STATE OF KANSAS)
COUNTY OF BUTLER) ss:

This instrument was executed before me on the 9th day of February, 2010,

by Ramon D. Criss, Secretary for Prairie Land Enterprises, Inc.

Janice J. Taylor
Notary Public

My Appointment Expires:



Eddie L. Dean and Dianna D. Dean,
Trustees of the Eddie L. Dean Revocable
Trust Agreement dated October 21, 2009

By Eddie L. Dean
Eddie L. Dean, Trustee

STATE OF KANSAS)
COUNTY OF BUTLER) ss:

This instrument was executed before me on the 16th day of February, 2010,
by Eddie L. Dean, Trustee of the Eddie L. Dean Revocable Trust Agreement dated
October 21, 2009.

Janice J. Taylor
Notary Public

My Appointment Expires:



Trail Wood Company, Inc.

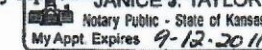
By Eddie L. Dean
Eddie L. Dean, President

STATE OF KANSAS)
COUNTY OF BUTLER) ss:

This instrument was executed before me on the 16th day of February, 2010,
by Eddie L. Dean, President, Trail Wood Company, Inc.

Janice J. Taylor
Notary Public

My Appointment Expires:



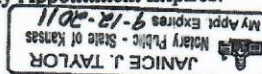
Betty J. Criss
Betty J. Criss

STATE OF KANSAS)
COUNTY OF BUTLER) ss:

This instrument was executed before me on the 9th day of February, 2010,
by Betty J. Criss.

Janice J. Taylor
Notary Public

My Appointment Expires:



Wilkinson Construction, LLC
Wade Wilkinson
Wade Wilkinson

STATE OF KANSAS)
COUNTY OF BUTLER) ss:

This instrument was executed before me on the 11th day of February, 2010,
by Wade Wilkinson, Wilkinson Construction, LLC.

Janice J. Taylor
Notary Public

My Appointment Expires:

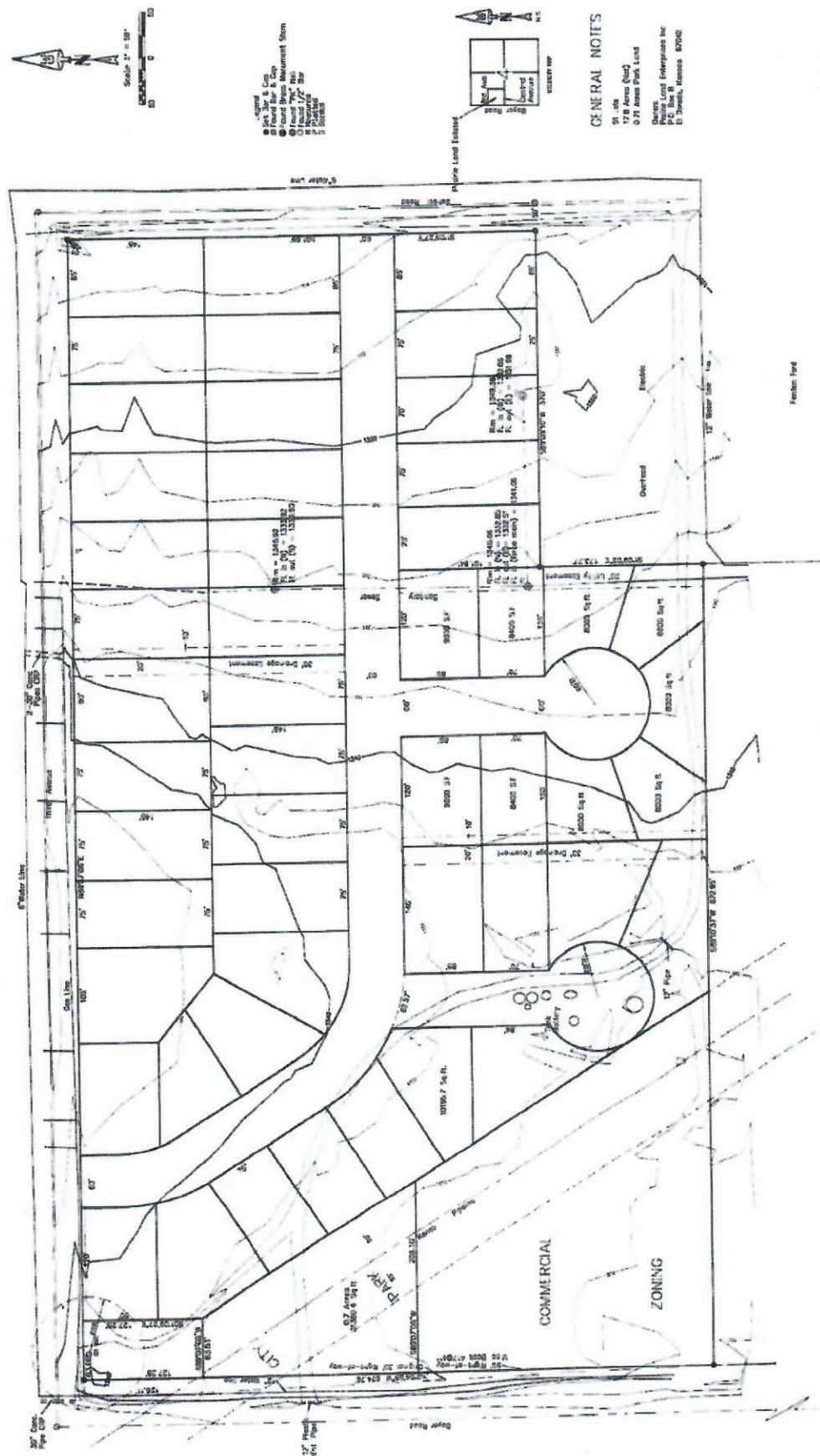


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Preliminary Plot

Part of
SW4 NW4 Section 4 26-5E
El Dorado, Kansas



Prepared by
Greifinger Engineering Co.
266 S. Main Street
El Dorado, Kansas 67042
316-321-3773

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[illegible][illegible]

[illegible]

3.1. Identification

© 2000 Blackwell Science Ltd

Pratt & Whitney
Sociedad Anónima

1

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"Exhibit"
"C"

Size of Homes

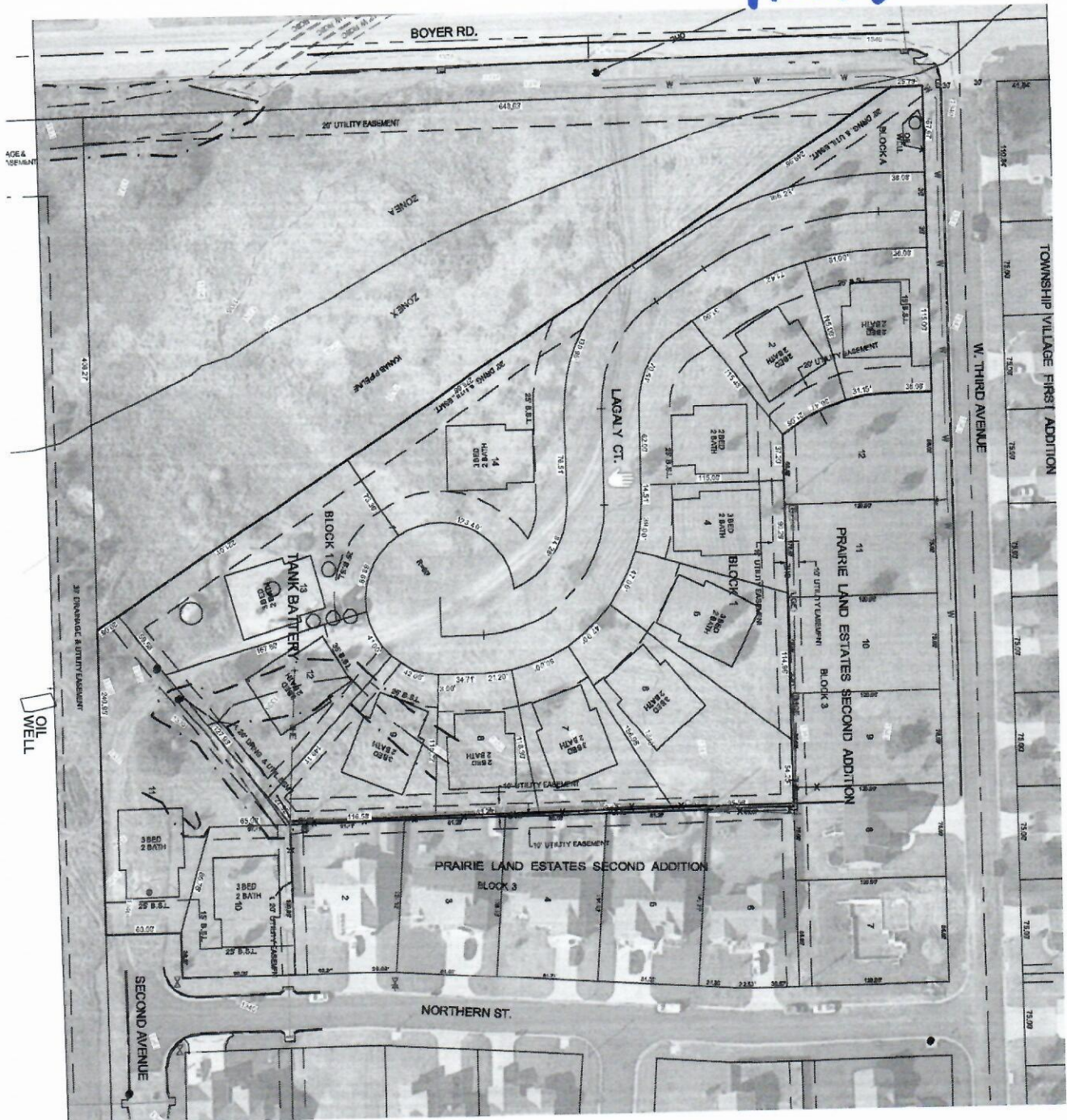


Exhibit
"D"



Exhibit "E"



Cleared Call Search Results

Exhibit "F" Page 1 of 13

Call Number	Create Date/Time	Closed Date/Time	Police Call Type
47	2/24/2021 21:49	02/24/2021 22:13:38	129C Suspicious Activity
533	2/21/2021 18:23	02/21/2021 19:18:48	FOLLOW
487	2/21/2021 11:41	02/21/2021 11:59:11	125B Welfare Check
372	2/20/2021 14:56	02/20/2021 15:24:12	130B Past Theft
202	2/19/2021 16:54	02/19/2021 17:05:46	FOLLOW
146	2/19/2021 11:46	02/19/2021 12:21:59	122B Misc Non-Urgent
989	2/18/2021 12:01	02/18/2021 12:24:17	119D Harassment
813	2/17/2021 5:19	02/17/2021 05:23:02	113B Noise Complaint
793	2/16/2021 21:15	02/16/2021 21:26:29	129C Suspicious Activity
761	2/16/2021 16:42	02/16/2021 16:55:56	125B Welfare Check
735	2/16/2021 14:36	02/16/2021 15:46:04	131A Past Hit & Run
199	2/12/2021 10:04	02/12/2021 10:13:27	133D Trespassing/Unwanted
175	2/12/2021 4:16	02/12/2021 04:22:26	132B Parking Complaint
111	2/11/2021 16:17	02/11/2021 16:42:03	107B Outside Agency Assist
22	2/11/2021 7:22	02/11/2021 07:41:49	129C Suspicious Vehicle
879	2/10/2021 3:23	02/10/2021 04:06:46	113D Verbal Disturbance
777	2/9/2021 7:57	02/09/2021 08:12:09	129C Suspicious Vehicle
712	2/8/2021 14:21	02/08/2021 14:52:59	Law
209	2/5/2021 4:22	02/05/2021 04:26:18	129C Suspicious Vehicle
198	2/4/2021 23:23	02/04/2021 23:37:21	113B Noise Complaint
171	2/4/2021 19:09	02/04/2021 19:13:57	FOLLOW
167	2/4/2021 18:48	02/04/2021 18:58:33	122B Misc Non-Urgent
74	2/4/2021 9:02	02/04/2021 09:29:37	101C Past Abduction
902	2/3/2021 5:23	02/03/2021 05:38:48	125B Welfare Check
851	2/2/2021 16:30	02/02/2021 17:18:01	125D Urgent Welfare Check
756	2/1/2021 23:39	02/01/2021 23:50:01	107D Urgnt Outside Agency Assist
644	2/1/2021 10:46	02/01/2021 11:18:12	119B Past Threat
633	2/1/2021 9:14	02/01/2021 09:29:30	125D Urgent Welfare Check
291	1/29/2021 17:26	01/29/2021 20:25:25	113D Verbal Disturbance
106	1/28/2021 8:20	01/28/2021 11:52:26	130B Past Vehicle Theft
913	1/26/2021 17:51	01/26/2021 18:03:19	129C Wanted Person
911	1/26/2021 17:25	01/26/2021 17:50:18	123B Runaway
771	1/25/2021 17:30	01/25/2021 17:53:18	113D Verbal Disturbance
553	1/24/2021 1:51	01/24/2021 02:03:25	113D Verbal Disturbance
516	1/23/2021 18:19	01/23/2021 19:10:21	125D Urgent Welfare Check
966	1/20/2021 7:59	01/20/2021 08:48:03	107B Outside Agency Assist

All Silverwood

917	1/19/2021 18:04	01/19/2021 18:12:37	113D Physical Disturbance
848	1/19/2021 10:33	01/19/2021 10:53:23	127D Signal 4 Threats
832	1/19/2021 9:17	01/19/2021 10:18:53	113B Noise Complaint
654	1/10/2021 8:33	01/10/2021 08:40:48	129C Suspicious Activity
483	1/9/2021 0:10	01/09/2021 00:22:51	119B Past Harassment
374	1/8/2021 9:04	01/08/2021 09:05:53	110B Past Burglary
335	1/7/2021 21:41	01/07/2021 21:59:30	114D DV In Progress
964	1/4/2021 17:53	01/04/2021 18:17:38	FOLLOW
962	1/4/2021 17:26	01/04/2021 17:56:49	122B Misc Non-Urgent
745	1/3/2021 0:54	01/03/2021 01:10:50	132B Stalled Vehicle
709	1/2/2021 19:42	01/02/2021 20:11:41	110C Home Invasn Just Occrd/Wpn
482	1/1/2021 14:06	01/01/2021 14:36:24	119C Threat
368	12/31/2020 14:58	12/31/2020 15:56:51	122B Misc Non-Urgent
363	12/31/2020 14:30	12/31/2020 16:37:02	113D Verbal Disturbance
249	12/30/2020 16:37	12/30/2020 16:52:22	127D Signal 4 Threats
968	12/28/2020 17:07	12/28/2020 17:31:07	119B Past Threat
714	12/26/2020 23:34	12/27/2020 04:17:31	130B Past Vehicle Theft
332	12/23/2020 19:22	12/23/2020 19:37:18	125B Welfare Check
171	12/22/2020 21:06	12/22/2020 22:32:43	107B Outside Agency Assist
883	12/21/2020 3:56	12/21/2020 04:36:19	107D Urgnt Outside Agency Assist
867	12/20/2020 22:21	12/21/2020 00:08:46	119C Threat
680	12/19/2020 19:08	12/19/2020 22:58:32	133D Trespassing/Unwanted
416	12/18/2020 8:58	12/18/2020 09:32:57	EVICT
397	12/18/2020 5:12	12/18/2020 05:59:22	114D DV In Progress
312	12/17/2020 13:49	12/17/2020 14:55:00	133D Trespassing/Unwanted
285	12/17/2020 11:16	12/17/2020 11:21:11	122B Misc Non-Urgent
66	12/15/2020 19:31	12/15/2020 20:08:18	116C Chapter 65 Incident
754	12/13/2020 18:59	12/13/2020 20:43:40	107D Urgnt Outside Agency Assist
717	12/13/2020 14:04	12/13/2020 14:46:07	122B Misc Non-Urgent
540	12/11/2020 22:19	12/11/2020 22:55:22	129C Wanted Person
488	12/11/2020 14:26	12/11/2020 14:56:40	130B Past Theft
34	12/8/2020 16:35	12/08/2020 17:26:48	125B Welfare Check
626	12/5/2020 10:44	12/05/2020 11:11:22	130B Past Vehicle Theft
585	12/5/2020 6:55	12/08/2020 14:22:28	130B Past Vehicle Theft
376	12/3/2020 18:32	12/03/2020 18:51:39	113D Verbal Disturbance
298	12/3/2020 8:44	12/03/2020 10:45:11	129C Wanted Person
202	12/2/2020 13:56	12/02/2020 14:10:52	103A Lost Property
68	12/1/2020 13:35	12/01/2020 14:10:30	130B Past Theft
957	11/30/2020 16:21	11/30/2020 17:07:30	105A Lost/Stray Animal
412	11/26/2020 18:30	11/26/2020 20:11:01	130B Past Theft
964	11/23/2020 14:50	11/23/2020 15:00:18	130B Past Theft
817	11/22/2020 14:50	11/22/2020 15:26:05	107B Outside Agency Assist
364	11/19/2020 11:02	11/19/2020 11:23:31	129C Wanted Person
44	11/17/2020 10:17	11/17/2020 10:22:54	130B Past Theft
610	11/14/2020 11:02	11/14/2020 11:44:27	130B Past Vehicle Theft
442	11/13/2020 8:28	11/13/2020 09:22:41	114C DV Just Occurred

All Silverwood

328	11/12/2020 10:20	11/12/2020 12:28:15	125A Civil Stand-by
780	11/8/2020 12:55	11/08/2020 13:14:44	122B Misc Non-Urgent
734	11/8/2020 0:52	11/08/2020 01:11:10	133D Trespassing/Unwanted
679	11/7/2020 16:13	11/07/2020 16:49:05	122B Misc Non-Urgent
501	11/6/2020 12:51	11/06/2020 15:03:28	MESSAGE
491	11/6/2020 11:15	11/06/2020 17:36:43	122B Misc Non-Urgent
775	11/1/2020 16:44	11/03/2020 15:06:26	114D DV In Progress
104	10/27/2020 19:28	10/27/2020 19:56:29	107B Outside Agency Assist
940	10/26/2020 17:01	10/26/2020 17:16:04	131B Non-injury MVA
528	10/23/2020 9:55	10/23/2020 10:26:21	111C Damage Just Occurred
479	10/22/2020 21:44	10/22/2020 22:02:39	125B Welfare Check
450	10/22/2020 18:21	10/22/2020 18:47:05	119C Threat
351	10/22/2020 0:19	10/22/2020 00:48:04	111D Damage w/ Weapon
299	10/21/2020 14:44	10/21/2020 14:53:15	130B Past Vehicle Theft
260	10/21/2020 10:37	10/21/2020 10:51:43	113B Noise Complaint
863	10/18/2020 5:31	10/18/2020 05:40:45	115D DUI in Progress
528	10/16/2020 12:06	10/16/2020 13:10:17	EVICT
451	10/9/2020 17:29	10/09/2020 17:53:16	114D DV In Progress
287	10/8/2020 14:50	10/08/2020 17:41:53	119B Past Harassment
135	10/7/2020 16:21	10/07/2020 16:34:20	MESSAGE
894	10/5/2020 20:42	10/05/2020 21:14:55	122B Misc Non-Urgent
694	10/4/2020 17:38	10/04/2020 17:51:21	127D Signal 4 Threats
403	10/2/2020 20:57	10/02/2020 21:19:27	129C Suspicious Person
401	10/2/2020 20:45	10/02/2020 20:46:42	MESSAGE
111	10/1/2020 2:02	10/01/2020 03:05:16	122B Misc Non-Urgent
920	9/29/2020 18:27	09/29/2020 18:39:20	FOLLOW
601	9/27/2020 10:57	09/27/2020 11:34:46	114D DV In Progress
457	9/26/2020 8:05	09/26/2020 08:44:46	129C Suspicious Vehicle
570	9/20/2020 8:16	09/20/2020 08:25:49	122B Misc Non-Urgent
478	9/19/2020 17:03	09/19/2020 17:13:31	FOLLOW
401	9/19/2020 8:50	09/19/2020 09:34:06	106B Past Assault
576	9/13/2020 22:55	09/13/2020 23:20:33	129C Suspicious Activity
440	9/13/2020 1:29	09/13/2020 01:51:48	113D Verbal Disturbance
186	9/11/2020 15:20	09/11/2020 15:36:04	133D Trespassing/Unwanted
474	9/6/2020 22:29	09/06/2020 23:05:20	113D Physical Disturbance
747	9/2/2020 21:20	09/02/2020 21:34:16	113B Noise Complaint
321	8/31/2020 14:20	08/31/2020 14:55:27	130B Past Vehicle Theft
733	8/27/2020 16:56	08/27/2020 17:36:31	122B Misc Non-Urgent
58	8/17/2020 19:58	08/17/2020 20:04:49	129C Suspicious Activity
878	8/16/2020 13:04	08/16/2020 13:47:32	110B Past Burglary
557	8/14/2020 16:46	08/15/2020 11:50:20	110B Past Burglary
426	8/13/2020 21:08	08/13/2020 21:31:16	130B Past Vehicle Theft
891	8/10/2020 14:33	08/10/2020 15:03:51	111B Past Damage
151	8/5/2020 23:52	08/06/2020 00:04:21	116C Chapter 65 Incident
58	8/5/2020 14:23	08/05/2020 16:18:53	FOLLOW
884	8/4/2020 11:44	08/04/2020 12:36:32	123D Missing Person

All Silverwood

878	7/28/2020 23:53	07/29/2020 00:56:06	119D Threat w/ Weapon
835	7/22/2020 1:52	07/22/2020 02:46:54	113D Physical Disturbance
657	7/20/2020 19:33	07/20/2020 19:56:10	119B Past Harassment
655	7/20/2020 19:29	07/20/2020 19:33:25	103A Lost Property
127	7/17/2020 13:55	07/17/2020 15:29:02	130B Past Theft
710	7/14/2020 11:44	07/14/2020 12:29:09	118B Past Fraud/Forgery
636	7/13/2020 20:15	07/13/2020 20:29:14	FOLLOW
971	7/9/2020 10:44	07/09/2020 10:51:31	FOLLOW
732	7/7/2020 13:54	07/07/2020 17:36:57	102B Past Abuse
563	7/6/2020 14:30	07/06/2020 14:55:29	129C Wanted Person
874	7/2/2020 15:27	07/02/2020 15:53:22	FOLLOW
868	7/2/2020 14:48	07/02/2020 14:55:03	133D Trespassing/Unwanted
565	6/30/2020 23:48	07/01/2020 00:02:24	122B Misc Non-Urgent
325	6/29/2020 15:14	06/29/2020 15:29:54	129C Violation of Order
163	6/28/2020 13:14	06/28/2020 14:06:23	107D Urgnt Outside Agency Assist
140	6/28/2020 10:47	06/28/2020 11:42:16	107D Urgnt Outside Agency Assist
50	6/27/2020 20:33	06/28/2020 01:00:53	125B Welfare Check
747	6/26/2020 6:52	06/26/2020 07:26:30	125D Urgent Welfare Check
682	6/25/2020 19:40	06/25/2020 20:07:23	119B Past Threat
151	6/22/2020 14:15	06/22/2020 14:49:19	114D DV In Progress w/ Weapon
934	6/20/2020 23:57	06/21/2020 00:57:21	107D Urgnt Outside Agency Assist
817	6/14/2020 1:12	06/14/2020 01:14:36	122B Misc Non-Urgent
778	6/13/2020 21:03	06/13/2020 21:28:03	135B Past Weapons Incident
528	6/12/2020 14:02	06/12/2020 15:11:40	116A Past Chapter 65 Incident
846	6/7/2020 23:26	06/07/2020 23:39:44	119B Past Harassment
810	6/7/2020 18:27	06/07/2020 19:12:28	129C Suspicious Activity
870	6/1/2020 22:03	06/01/2020 22:05:07	129C Suspicious Vehicle
583	5/20/2020 12:58	05/20/2020 13:24:21	129C Suspicious Vehicle
397	5/19/2020 12:19	05/19/2020 13:20:11	105D Dangerous Animal
529	5/8/2020 19:52	05/08/2020 20:49:56	129C Wanted Person
501	5/8/2020 16:13	05/08/2020 17:20:42	105C Injured Animal
916	5/4/2020 22:18	05/04/2020 22:37:00	129C Suspicious Vehicle
564	5/2/2020 21:03	05/02/2020 21:12:01	125D Urgent Welfare Check
138	4/30/2020 16:01	04/30/2020 16:10:07	122B Misc Non-Urgent
126	4/30/2020 15:07	04/30/2020 15:09:34	REPO
950	4/29/2020 15:33	04/29/2020 17:10:07	111B Past Damage
252	4/24/2020 14:17	04/24/2020 14:23:46	128B Supplemental
250	4/24/2020 13:37	04/24/2020 14:08:29	111B Past Damage
706	4/20/2020 22:11	04/20/2020 22:36:40	122B Misc Non-Urgent
496	4/19/2020 17:58	04/19/2020 18:24:05	125B Welfare Check
779	4/8/2020 19:14	04/08/2020 19:59:39	130B Past Theft
81	4/4/2020 4:14	04/04/2020 04:44:29	129C Wanted Person
80	4/4/2020 3:12	04/04/2020 04:03:38	122B Misc Non-Urgent
79	4/4/2020 3:10	04/04/2020 03:32:41	122B Misc Non-Urgent
3	4/3/2020 15:27	04/03/2020 15:40:11	MESSAGE
981	4/3/2020 11:32	04/03/2020 11:37:38	125B Welfare Check

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242	3/23/2020 21:57	03/23/2020 22:00:32	Business Check
200	3/23/2020 17:34	03/23/2020 18:11:10	122B Misc Non-Urgent
835	3/21/2020 13:47	03/21/2020 13:59:36	119D Stalking
715	3/20/2020 21:38	03/20/2020 21:41:02	129C Suspicious Vehicle
71	3/15/2020 17:53	03/15/2020 18:11:51	113D Verbal Disturbance
486	3/11/2020 11:06	03/11/2020 11:11:21	PFA
310	3/10/2020 9:17	03/10/2020 09:44:12	107B Outside Agency Assist
904	3/7/2020 4:42	03/07/2020 04:57:22	132B Parking Complaint
764	3/6/2020 12:51	03/06/2020 12:59:11	111B Past Damage
195	3/3/2020 10:29	03/03/2020 10:40:00	130B Past Theft
103	3/2/2020 19:55	03/02/2020 21:08:54	129C Wanted Person
110	2/26/2020 15:41	02/26/2020 15:54:21	114C DV Just Occurred
804	2/24/2020 15:50	02/24/2020 17:32:07	133D Trespassing/Unwanted
776	2/24/2020 11:33	02/24/2020 12:07:57	FOLLOW
365	2/21/2020 14:27	02/21/2020 15:28:53	FOLLOW
896	2/18/2020 15:45	02/18/2020 15:51:57	FOLLOW
813	2/18/2020 9:01	02/18/2020 09:11:01	129C Wanted Person
763	2/18/2020 0:23	02/18/2020 00:33:30	133D Trespassing/Unwanted
766	2/11/2020 15:28	02/11/2020 16:13:44	122B Misc Non-Urgent
133	2/7/2020 15:03	02/07/2020 15:07:24	122B Misc Non-Urgent
7	2/6/2020 15:29	02/06/2020 15:50:55	MESSAGE
796	2/5/2020 9:25	02/05/2020 10:00:11	130B Past Vehicle Theft
629	2/4/2020 7:48	02/04/2020 08:00:51	125A Civil Stand-by
591	2/3/2020 21:39	02/03/2020 22:39:06	113D Physical Disturbance
520	2/3/2020 12:11	02/03/2020 12:28:11	125D Urgent Welfare Check
487	2/3/2020 9:22	02/03/2020 10:00:34	128A Supplemental
366	2/2/2020 12:58	02/02/2020 13:20:54	122B Misc Non-Urgent
775	1/29/2020 11:27	01/29/2020 12:53:00	130B Past Vehicle Theft
610	1/28/2020 9:26	01/28/2020 09:32:29	MESSAGE
42	1/24/2020 18:15	01/24/2020 18:23:47	122B Misc Non-Urgent
14	1/18/2020 3:14	01/18/2020 03:30:17	129C Suspicious Activity
486	1/14/2020 17:11	01/14/2020 18:01:34	113D Verbal Disturbance
376	1/14/2020 8:01	01/14/2020 08:14:06	103B Transport/Escort
911	1/10/2020 16:32	01/10/2020 16:52:22	116D Chapter 65 Incident
798	1/9/2020 21:40	01/09/2020 22:29:00	114C DV Just Occurred
471	1/8/2020 8:27	01/08/2020 08:55:29	103B Transport/Escort
105	1/5/2020 19:54	01/05/2020 21:06:04	113D Physical Disturbance
615	1/2/2020 16:39	01/02/2020 16:55:04	103A Lost Property
549	1/2/2020 8:10	01/02/2020 08:51:37	125B Welfare Check
454	1/1/2020 16:53	01/01/2020 17:08:10	101C Custody Issue
520	2/7/21 0:20	02/07/2021 00:34:34	129C Suspicious Activity
879	2/2/21 20:09	02/12/2021 00:44:01	122B Misc Non-Urgent
932	1/26/21 20:33	01/26/2021 20:48:04	103A Found Property
427	1/23/21 1:21	01/23/2021 02:46:13	113D Verbal Disturbance
994	1/20/21 10:58	01/20/2021 11:20:31	125A Civil Stand-by
541	1/16/21 22:42	01/16/2021 23:11:50	113C Loud Party

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580	1/9/21 15:23	01/09/2021 15:48:20	113B Noise Complaint
577	1/9/21 15:16	01/09/2021 15:49:30	125B Welfare Check
886	12/21/20 5:38	12/21/2020 05:55:25	113D Verbal Disturbance
387	12/18/20 1:30	12/18/2020 01:47:44	129C Suspicious Person
233	12/9/20 21:05	12/09/2020 21:34:55	125B Welfare Check
902	11/30/20 11:35	11/30/2020 12:48:56	122B Misc Non-Urgent
330	11/26/20 0:17	11/26/2020 00:45:37	105A Lost/Stray Animal
912	11/23/20 8:17	11/23/2020 08:34:06	119D Threat
511	11/20/20 8:14	11/20/2020 08:17:52	122B Misc Non-Urgent
186	11/11/20 6:36	11/11/2020 07:20:22	107B Outside Agency Assist
480	11/6/20 10:06	11/06/2020 11:01:30	131B Non-injury MVA
165	10/28/20 7:57	10/28/2020 08:21:56	116O Chapter 65 Info
455	10/22/20 18:49	10/23/2020 00:47:24	106C Assault Just Occurred
346	10/21/20 23:49	10/22/2020 00:03:55	114D DV In Progress
133	10/13/20 19:55	10/13/2020 20:23:18	125B Welfare Check
51	10/13/20 11:58	10/13/2020 12:24:27	130B Past Theft
831	10/12/20 10:54	10/12/2020 11:18:26	119B Past Harassment
873	10/5/20 17:56	10/05/2020 18:33:37	116O Chapter 65 Info
831	9/29/20 10:12	09/29/2020 10:23:40	105C Injured Animal
127	9/23/20 23:53	09/24/2020 00:07:46	113B Noise Complaint
726	9/21/20 10:21	09/21/2020 10:41:27	FOLLOW
6	9/10/20 14:03	09/10/2020 16:17:17	106C Assault Just Occurred
767	9/8/20 15:27	09/08/2020 15:43:28	110B Past Burglary
650	9/7/20 21:49	09/07/2020 22:32:37	125B Welfare Check
6	8/29/20 0:35	08/29/2020 00:50:53	113B Noise Complaint
154	8/24/20 10:50	08/24/2020 11:07:38	113D Physical Disturbance
269	8/19/20 9:33	08/19/2020 09:50:05	132B Parking Complaint
937	8/16/20 21:23	08/16/2020 21:28:26	MESSAGE
790	8/15/20 21:19	08/15/2020 21:31:58	MESSAGE
719	8/15/20 15:08	08/15/2020 15:26:49	125D Urgent Welfare Check
677	8/15/20 10:59	08/15/2020 11:31:40	119B Past Threat
467	8/14/20 7:47	08/14/2020 08:13:06	119B Past Harassment
424	8/13/20 20:54	08/13/2020 21:41:40	118D Fraud/Forgery
253	8/12/20 22:41	08/12/2020 23:29:39	107B Outside Agency Assist
12	8/11/20 11:43	08/11/2020 12:14:50	131A Past Hit & Run
87	8/5/20 16:38	08/05/2020 16:53:09	119B Past Threat
559	8/2/20 10:32	08/02/2020 10:48:52	113D Verbal Disturbance
642	7/20/20 18:31	07/20/2020 18:43:22	125B Welfare Check
201	7/17/20 21:53	07/17/2020 22:23:29	104B Alarm
882	7/15/20 16:56	07/15/2020 16:57:50	103A Found Property
360	7/11/20 21:03	07/11/2020 21:13:16	FOLLOW
351	6/29/20 18:51	06/29/2020 19:16:24	113B Nuisance
334	6/29/20 16:41	06/29/2020 17:03:44	119C Threat
744	6/26/20 6:05	06/26/2020 06:57:48	107B Outside Agency Assist
4	6/21/20 15:54	06/21/2020 16:10:33	132B Minor Traffic Complaint
494	6/18/20 10:59	06/18/2020 11:27:00	129C Suspicious Vehicle

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969	6/14/20 23:11	06/14/2020 23:34:04	125B Welfare Check
211	6/10/20 11:57	06/10/2020 12:20:01	125B Welfare Check
816	6/7/20 20:06	06/07/2020 21:47:34	130B Past Theft
954	6/2/20 17:42	06/02/2020 20:06:36	103B Transport/Escort
743	6/1/20 5:34	06/01/2020 05:57:02	121D Signal 3 Violent w/ Weapon
949	5/27/20 17:53	05/27/2020 18:19:15	125B Welfare Check
354	5/24/20 1:41	05/24/2020 02:45:49	125B Welfare Check
957	5/22/20 11:07	05/22/2020 12:07:54	130B Past Theft
510	5/20/20 6:23	05/20/2020 06:44:39	125B Welfare Check
563	5/2/20 20:48	05/02/2020 21:12:03	116C Chapter 65 Incident
199	4/30/20 23:22	04/30/2020 23:25:05	Business Check
123	4/30/20 14:51	04/30/2020 15:26:16	121C Signal 3 Subject
968	4/29/20 18:19	04/29/2020 18:55:47	121C Signal 3 Subject w/ Weapon
658	4/20/20 16:29	04/20/2020 16:46:50	130B Past Theft
602	4/20/20 11:28	04/20/2020 12:00:24	122B Misc Non-Urgent
535	4/20/20 0:21	04/20/2020 00:51:33	114D DV In Progress
524	4/19/20 22:20	04/19/2020 22:33:50	113D Physical Disturbance
220	4/17/20 22:59	04/18/2020 11:08:03	107B Outside Agency Assist
485	4/12/20 21:42	04/12/2020 22:27:16	114D DV In Progress
472	4/12/20 18:02	04/12/2020 19:02:47	107B Outside Agency Assist
701	4/8/20 12:07	04/08/2020 13:12:23	107B Outside Agency Assist
69	4/4/20 0:44	04/04/2020 00:49:23	Field Contact
740	4/1/20 13:24	04/01/2020 13:52:51	114C DV Just Occurred
980	3/27/20 23:16	03/27/2020 23:19:17	Business Check
759	3/26/20 20:51	03/26/2020 20:56:46	FOLLOW
513	3/26/20 0:50	03/26/2020 03:29:48	114D DV In Progress
402	3/25/20 10:30	03/25/2020 10:36:09	FOLLOW
234	3/23/20 21:24	03/23/2020 21:26:42	Business Check
680	3/20/20 18:05	03/20/2020 18:23:33	125D Urgent Welfare Check
87	3/15/20 21:03	03/15/2020 21:06:57	Business Check
15	3/15/20 5:21	03/15/2020 06:31:35	135D Shots Fired Suspect Seen
366	3/10/20 14:50	03/10/2020 15:10:21	130B Past Theft
475	3/4/20 18:28	03/04/2020 18:54:34	119C Threat
67	3/2/20 17:36	03/02/2020 18:03:03	131B Non-injury Hit & Run
481	2/22/20 8:44	02/22/2020 09:41:20	114C DV Just Occurred
116	2/19/20 23:38	02/19/2020 23:43:45	Business Check
907	2/18/20 16:42	02/18/2020 17:19:59	FOLLOW
787	2/11/20 17:44	02/11/2020 18:17:26	132B Parking Complaint
635	2/10/20 20:44	02/10/2020 20:48:33	Business Check
638	2/4/20 9:00	02/04/2020 09:28:02	FOLLOW
587	2/3/20 20:41	02/03/2020 20:57:12	129C Suspicious Activity
836	1/29/20 19:42	01/29/2020 19:44:44	FOLLOW
722	1/28/20 23:10	01/28/2020 23:30:33	113D Verbal Disturbance
360	1/26/20 19:45	01/26/2020 19:51:51	122B Misc Non-Urgent
244	1/25/20 21:31	01/25/2020 21:48:23	FOLLOW
213	1/25/20 18:15	01/25/2020 21:16:14	135B Past Weapons Incident

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154	1/19/20 0:31	01/19/2020 00:48:23	113B Noise Complaint
959	1/17/20 19:06	01/17/2020 19:10:20	Business Check
541	1/14/20 22:13	01/14/2020 22:32:41	113B Noise Complaint
477	1/14/20 16:29	01/14/2020 19:03:15	121D Signal 3 Violent
350	1/13/20 23:40	01/13/2020 23:57:59	114D DV In Progress
78	1/11/20 21:20	01/11/2020 21:26:52	105A Lost/Stray Animal
23	1/11/20 11:54	01/11/2020 12:10:59	132A Abandoned Vehicle
614	1/8/20 18:58	01/08/2020 19:01:42	Business Check
23	1/5/20 3:00	01/05/2020 03:22:29	125B Welfare Check
521	1/2/20 0:41	01/02/2020 00:45:46	122B Misc Non-Urgent
90	2/25/21 9:14	02/25/2021 09:21:06	Business Check
920	2/24/21 8:30	02/24/2021 08:32:57	Business Check
863	2/23/21 19:48	02/23/2021 20:33:39	131A Past Non-Injury MVA
478	2/21/21 10:10	02/21/2021 10:16:33	FOLLOW
408	2/20/21 18:35	02/20/2021 19:03:01	Business Check
273	2/20/21 1:14	02/20/2021 01:23:18	113B Noise Complaint
167	2/19/21 14:04	02/19/2021 14:07:04	Business Check
102	2/19/21 8:20	02/19/2021 08:25:50	Business Check
425	2/14/21 0:25	02/14/2021 00:50:50	113C Loud Party
12	2/11/21 3:15	02/11/2021 03:24:14	132B Parking Complaint
832	2/2/21 14:43	02/02/2021 14:50:57	122B Misc Non-Urgent
715	2/1/21 17:10	02/01/2021 18:26:48	105A Lost/Stray Animal
8	1/20/21 12:54	01/20/2021 13:01:12	113D Physical Disturbance
998	1/4/21 22:09	01/04/2021 22:35:38	129C Suspicious Activity
181	12/22/20 23:01	12/22/2020 23:06:29	FOLLOW
175	11/24/20 22:08	11/24/2020 22:22:19	Business Check
4	11/16/20 23:21	11/16/2020 23:48:02	113C Loud Party
1	11/16/20 21:52	11/16/2020 22:19:05	113C Loud Party
386	11/12/20 17:24	11/12/2020 17:40:43	FOLLOW
81	11/3/20 23:27	11/04/2020 00:27:16	113B Past Disturbance
673	10/31/20 22:21	10/31/2020 22:32:46	122B Misc Non-Urgent
975	10/26/20 22:33	10/26/2020 22:38:15	113B Noise Complaint
51	10/19/20 15:57	10/19/2020 16:09:07	103A Lost Property
837	10/18/20 0:01	10/18/2020 00:09:53	113B Noise Complaint
331	10/14/20 22:37	10/14/2020 22:46:31	113B Noise Complaint
640	10/10/20 22:45	10/10/2020 22:59:40	122B Misc Non-Urgent
468	10/9/20 19:05	10/09/2020 19:37:26	105A Lost/Stray Animal
423	10/9/20 13:37	10/09/2020 13:47:29	125B Welfare Check
347	10/8/20 20:10	10/08/2020 20:11:23	122B Misc Non-Urgent
52	10/6/20 22:45	10/06/2020 22:49:14	113B Noise Complaint
915	10/6/20 0:13	10/06/2020 00:29:06	113B Noise Complaint
836	10/5/20 13:48	10/05/2020 14:05:06	122B Misc Non-Urgent
729	9/28/20 13:54	09/28/2020 14:40:47	107B Outside Agency Assist
616	9/20/20 14:35	09/20/2020 14:48:19	113B Noise Complaint
139	9/5/20 1:18	09/05/2020 01:31:28	113C Loud Party
110	9/1/20 22:56	09/05/2020 01:08:04	113C Loud Party

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508	9/1/20 16:21	09/01/2020 16:47:33	119B Past Harassment
286	8/31/20 10:27	08/31/2020 10:40:19	131B Non-injury MVA
157	8/30/20 8:09	08/30/2020 08:39:20	122B Misc Non-Urgent
143	8/30/20 0:20	08/30/2020 00:52:09	113C Loud Party
1	8/28/20 23:41	08/29/2020 00:10:34	122B Misc Non-Urgent
472	8/26/20 8:28	08/27/2020 12:00:47	111B Past Damage
146	8/24/20 10:14	08/24/2020 10:47:56	FOLLOW
756	8/22/20 1:44	08/22/2020 02:00:42	125B Welfare Check
613	8/2/20 16:04	08/02/2020 16:12:33	125B Lock-Out/Lock-In
42	7/16/20 19:32	07/16/2020 20:21:53	125D Urgent Welfare Check
547	5/20/20 10:40	05/20/2020 10:52:08	122B Misc Non-Urgent
665	4/27/20 11:50	04/27/2020 11:56:42	105A Lost/Stray Animal
19	4/22/20 20:33	04/22/2020 21:03:35	107B Outside Agency Assist
876	4/15/20 15:57	04/15/2020 17:14:47	122B Misc Non-Urgent
128	4/4/20 12:00	04/04/2020 12:12:50	Business Check
759	4/1/20 14:44	04/01/2020 14:51:42	Business Check
756	4/1/20 14:27	04/01/2020 14:43:38	132B Stalled Vehicle
452	3/30/20 19:07	03/30/2020 19:20:44	125A Civil Stand-by
383	3/30/20 12:26	03/30/2020 12:38:32	113B4 Civil Issue
770	3/26/20 22:39	03/26/2020 22:41:00	Field Contact
284	3/24/20 11:57	03/24/2020 12:59:48	111B Past Damage
240	3/23/20 21:50	03/23/2020 21:55:03	Business Check
313	3/17/20 19:16	03/17/2020 19:55:48	122B Misc Non-Urgent
388	3/10/20 17:12	03/10/2020 17:23:41	129C Suspicious Activity
108	3/2/20 20:49	03/02/2020 21:12:55	107B Outside Agency Assist
86	3/2/20 18:52	03/02/2020 19:05:15	UNKNOWN
706	3/1/20 3:00	03/01/2020 03:02:31	Business Check
928	2/25/20 10:59	02/25/2020 12:05:18	FOLLOW
798	2/24/20 14:53	02/24/2020 15:54:05	129C Suspicious Activity
597	2/23/20 0:58	02/23/2020 01:23:57	113B Noise Complaint
408	2/15/20 19:30	02/15/2020 19:35:27	132B Stalled Vehicle
22	2/13/20 10:16	02/13/2020 10:40:37	132B Stalled Vehicle
659	2/10/20 22:21	02/10/2020 22:24:09	Business Check
186	2/7/20 21:55	02/07/2020 23:06:39	113D Verbal Disturbance
748	2/4/20 22:32	02/04/2020 23:02:47	125B Lock-Out/Lock-In
692	2/4/20 15:11	02/04/2020 15:37:36	107B Outside Agency Assist
643	2/4/20 9:28	02/04/2020 09:30:00	103A Found Property
250	2/1/20 12:51	02/01/2020 13:02:41	113B Noise Complaint
928	1/30/20 12:38	01/30/2020 12:55:02	132B Stalled Vehicle
597	1/28/20 8:28	01/28/2020 09:01:02	126C Robbery Just Occurred
492	1/27/20 15:34	01/27/2020 15:46:32	132B Stalled Vehicle
322	1/13/20 19:04	01/13/2020 19:06:47	Business Check
489	1/8/20 10:03	01/08/2020 10:30:55	EVICT
17	1/5/20 1:59	01/05/2020 02:42:17	113B Noise Complaint
5	1/4/20 23:06	01/04/2020 23:14:28	113B Noise Complaint
2	1/4/20 22:45	01/04/2020 23:07:48	113B Noise Complaint

The Villes

The
Viles

743	1/3/20 11:20	01/03/2020 11:30:58	FOLLOW
987	2/10/21 20:34	02/10/2021 22:02:03	107B Outside Agency Assist
944	2/3/21 11:22	02/03/2021 11:37:46	Business Check
698	1/25/21 8:08	01/25/2021 08:22:44	Business Check
12	1/20/21 14:00	01/20/2021 14:40:31	118B Past Fraud/Forgery
212	1/14/21 12:06	01/14/2021 12:15:30	FOLLOW
91	1/13/21 14:51	01/13/2021 14:54:51	122B Misc Non-Urgent
903	1/12/21 9:56	01/12/2021 10:14:31	Business Check
807	1/11/21 14:36	01/11/2021 14:56:12	Business Check
348	1/8/21 1:28	01/08/2021 01:31:54	122B Misc Non-Urgent
876	12/20/20 23:46	12/21/2020 00:05:33	Business Check
483	12/18/20 15:17	12/18/2020 16:15:25	111B Past Damage
321	12/17/20 15:01	12/17/2020 15:35:14	122B Misc Non-Urgent
972	12/14/20 22:29	12/14/2020 22:57:02	Business Check
230	12/9/20 20:24	12/09/2020 20:45:34	Business Check
174	12/9/20 14:30	12/09/2020 14:43:07	114D DV In Progress
10	12/8/20 13:07	12/08/2020 13:31:03	130B Past Theft
704	12/5/20 22:10	12/05/2020 22:29:16	Business Check
450	12/4/20 8:35	12/05/2020 13:20:12	130B Past Vehicle Theft
61	12/1/20 12:42	12/01/2020 12:54:50	116B Found Chapter 65
996	11/30/20 21:37	11/30/2020 22:03:02	Business Check
947	11/30/20 15:40	11/30/2020 16:00:10	122B Misc Non-Urgent
849	11/29/20 22:26	11/29/2020 22:36:08	113B Noise Complaint
607	11/28/20 4:04	11/28/2020 05:31:48	122B Misc Non-Urgent
370	11/26/20 12:40	11/26/2020 12:49:18	122B Misc Non-Urgent
869	11/22/20 21:41	11/22/2020 22:00:07	Business Check
624	11/21/20 2:50	11/21/2020 03:35:30	135C Shots Fired Heard Only
313	11/19/20 1:46	11/19/2020 01:52:56	122B Misc Non-Urgent
164	11/11/20 0:26	11/11/2020 00:32:47	Law
733	11/8/20 0:49	11/08/2020 01:05:10	Business Check
846	11/2/20 7:43	11/02/2020 08:54:47	105A Lost/Stray Animal
359	10/15/20 8:48	10/15/2020 09:02:35	111B Past Damage
824	10/12/20 9:07	10/12/2020 09:28:56	105A Lost/Stray Animal
39	10/6/20 19:54	10/06/2020 20:44:03	113D Physical Disturbance
734	10/4/20 21:00	10/04/2020 21:03:55	FOLLOW
203	10/1/20 16:41	10/01/2020 16:51:07	105A Lost/Stray Animal
798	9/29/20 0:45	09/29/2020 00:47:47	129C Suspicious Activity
131	9/24/20 1:18	09/24/2020 01:30:09	129C Suspicious Activity
583	9/14/20 1:08	09/14/2020 01:50:11	122B Misc Non-Urgent
554	9/13/20 19:54	09/13/2020 21:51:48	133D Trespassing/Unwanted
496	8/26/20 10:53	08/26/2020 11:22:38	113A Past Noise Complaint
33	8/11/20 14:07	08/11/2020 14:09:23	REPO
411	8/7/20 12:27	08/07/2020 13:23:31	122B Misc Non-Urgent
244	8/6/20 13:11	08/06/2020 15:32:30	106B Past Assault
379	8/1/20 9:26	08/01/2020 09:48:35	Business Check
221	7/31/20 10:59	07/31/2020 11:23:51	Business Check

Qual Ridge

993	7/29/20 18:19	07/29/2020 18:24:35	FOLLOW
22	7/23/20 7:02	07/23/2020 07:09:27	Business Check
854	7/22/20 7:29	07/22/2020 08:27:17	130B Past Vehicle Theft
817	7/21/20 21:51	07/21/2020 22:01:48	113B Noise Complaint
592	7/20/20 13:10	07/20/2020 13:52:41	116A Past Chapter 65 Incident
626	7/13/20 19:06	07/13/2020 19:42:40	Business Check
249	7/11/20 2:16	07/11/2020 02:20:57	Law
607	7/6/20 18:18	07/06/2020 21:26:13	106B Past Assault
367	7/5/20 8:57	07/05/2020 09:10:56	Business Check
7	7/3/20 7:30	07/03/2020 07:52:43	Business Check
643	6/25/20 14:21	06/25/2020 14:55:23	Business Check
642	6/25/20 14:21	06/25/2020 14:21:16	Business Check
607	6/25/20 10:18	06/25/2020 10:45:27	Business Check
434	6/24/20 10:12	06/24/2020 10:59:10	Business Check
326	6/23/20 14:52	06/23/2020 15:10:55	102O Abuse Info
248	6/16/20 21:09	06/16/2020 21:28:22	111B Past Damage
146	6/16/20 7:38	06/16/2020 08:01:04	Business Check
63	6/15/20 15:23	06/15/2020 16:09:30	122B Misc Non-Urgent
992	6/15/20 7:29	06/15/2020 08:14:14	Business Check
349	6/11/20 11:14	06/11/2020 11:44:54	Business Check
199	6/10/20 10:33	06/10/2020 10:38:50	Business Check
657	6/6/20 18:40	06/06/2020 18:52:10	125A Civil Stand-by
578	6/6/20 10:16	06/06/2020 10:38:10	Business Check
390	6/5/20 7:47	06/05/2020 08:12:26	Business Check
356	6/4/20 22:22	06/04/2020 23:30:57	113D Physical Disturbance
918	6/2/20 13:45	06/02/2020 13:57:25	Business Check
896	6/2/20 9:30	06/02/2020 10:00:50	Business Check
804	6/1/20 14:20	06/01/2020 15:27:28	Business Check
777	6/1/20 11:48	06/01/2020 12:08:44	Business Check
748	6/1/20 7:48	06/01/2020 08:09:10	Business Check
71	5/28/20 14:50	05/28/2020 15:15:36	123B Missing Person
942	5/27/20 17:19	05/27/2020 17:32:34	Business Check
910	5/27/20 13:10	05/27/2020 13:39:02	Business Check
859	5/27/20 8:37	05/27/2020 09:14:39	Business Check
596	5/25/20 14:51	05/25/2020 15:17:54	130B Past Theft
441	5/24/20 14:54	05/24/2020 15:08:09	Business Check
375	5/24/20 9:32	05/24/2020 10:00:51	Business Check
38	5/22/20 15:56	05/22/2020 16:09:07	Business Check
945	5/22/20 10:07	05/22/2020 10:17:42	Business Check
150	5/18/20 11:19	05/18/2020 11:56:32	Business Check
965	5/17/20 1:55	05/17/2020 02:13:00	129C Suspicious Activity
272	5/13/20 11:56	05/13/2020 12:17:58	Business Check
862	5/10/20 20:17	05/10/2020 20:22:49	113D Verbal Disturbance
706	5/9/20 16:05	05/09/2020 16:50:54	Business Check
7	4/29/20 23:40	04/29/2020 23:57:17	113B Noise Complaint
448	4/25/20 22:23	04/25/2020 22:25:43	Business Check

Quail Ridge

326	4/24/20 23:06	04/24/2020 23:52:33	Business Check
906	4/22/20 0:00	04/22/2020 00:13:10	113B Noise Complaint
430	4/19/20 11:08	04/19/2020 11:48:31	130C Theft Just Occurred
939	4/15/20 19:26	04/15/2020 19:28:39	Business Check
793	4/15/20 9:52	04/15/2020 09:59:58	129B Past Suspicious Activity
374	4/11/20 23:39	04/11/2020 23:41:17	Business Check
747	4/8/20 15:57	04/08/2020 16:16:01	128A Supplemental
494	4/6/20 23:12	04/06/2020 23:13:49	Business Check
87	4/4/20 7:42	04/04/2020 07:52:33	130B Past Theft
818	4/2/20 0:54	04/02/2020 00:57:10	Business Check
306	3/29/20 22:44	03/29/2020 22:49:17	Business Check
115	3/29/20 0:41	03/29/2020 00:44:28	Business Check
992	3/28/20 0:18	03/28/2020 00:24:47	Business Check
368	3/25/20 0:28	03/25/2020 00:31:27	Business Check
252	3/24/20 2:19	03/24/2020 02:19:56	Business Check
454	3/18/20 21:44	03/18/2020 21:46:58	Business Check
104	3/16/20 0:45	03/16/2020 00:51:02	Business Check
6	3/15/20 1:59	03/15/2020 02:00:45	Business Check
875	3/13/20 22:05	03/13/2020 22:09:36	Business Check
287	3/10/20 2:16	03/10/2020 02:19:50	Business Check
512	3/4/20 22:40	03/04/2020 22:50:03	Business Check
889	3/1/20 20:54	03/01/2020 21:00:23	Business Check
689	3/1/20 1:24	03/01/2020 01:29:14	Business Check
535	2/29/20 0:15	02/29/2020 00:17:52	Business Check
1	2/25/20 20:49	02/25/2020 20:52:49	Business Check
859	2/24/20 21:59	02/24/2020 22:02:12	Business Check
290	2/20/20 23:53	02/20/2020 23:57:49	Business Check
89	2/19/20 20:02	02/19/2020 20:07:44	Business Check
690	2/17/20 15:57	02/17/2020 16:49:41	125B Welfare Check
439	2/15/20 21:56	02/15/2020 22:01:48	Business Check
817	2/11/20 21:05	02/11/2020 21:09:20	Business Check
645	2/10/20 21:40	02/10/2020 21:42:50	Business Check
929	2/6/20 4:21	02/06/2020 04:25:13	Business Check
717	2/4/20 18:20	02/04/2020 18:49:28	123D Missing Person
640	2/4/20 9:18	02/04/2020 09:19:55	132B Parking Complaint
355	2/2/20 10:51	02/02/2020 11:02:41	125B Welfare Check
263	2/1/20 15:21	02/01/2020 15:51:16	125B Welfare Check
539	1/27/20 20:05	01/27/2020 20:06:59	Business Check
58	1/24/20 19:33	01/24/2020 20:52:25	130D Vehicle Theft
881	1/23/20 19:29	01/23/2020 19:57:33	Business Check
731	1/22/20 19:52	01/22/2020 19:54:54	Business Check
240	1/19/20 19:06	01/19/2020 19:07:52	Business Check
987	1/17/20 23:03	01/17/2020 23:04:08	129C Suspicious Person
548	1/15/20 0:52	01/15/2020 00:54:31	Business Check
538	1/14/20 21:49	01/14/2020 21:54:49	Business Check
382	1/14/20 8:09	01/14/2020 11:56:52	111B Past Damage

Quail Ridge

333	1/13/20 19:41	01/13/2020 19:44:34	Business Check
361	1/7/20 13:49	01/07/2020 14:18:20	132B Parking Complaint
487	2/14/21 19:16	02/14/2021 19:29:35	1050 Animal Info
799	2/2/21 10:28	02/02/2021 10:31:07	FOLLOW
417	1/22/21 23:02	01/23/2021 00:07:52	119D Threat w/ Weapon
525	12/11/20 19:44	12/11/2020 19:56:15	113B Noise Complaint
315	12/3/20 10:43	12/03/2020 11:04:34	107B Outside Agency Assist
447	11/19/20 20:31	11/19/2020 20:49:10	122B Misc Non-Urgent
103	11/17/20 17:24	11/17/2020 17:42:22	125A Civil Stand-by
102	11/17/20 17:09	11/17/2020 17:13:58	113B Nuisance
59	11/17/20 12:12	11/17/2020 12:22:43	FOLLOW
48	11/17/20 10:53	11/17/2020 11:46:43	113D Physical Disturbance
221	11/4/20 21:18	11/04/2020 22:02:10	113B Noise Complaint
700	9/14/20 16:41	09/14/2020 16:56:33	107B Outside Agency Assist
983	8/23/20 10:10	08/23/2020 10:41:10	122B Misc Non-Urgent
405	8/19/20 23:35	08/19/2020 23:49:12	113B Noise Complaint
41	8/11/20 15:07	08/11/2020 15:25:53	113D Physical Disturbance
238	8/6/20 12:43	08/06/2020 12:51:18	FOLLOW
729	7/27/20 23:08	07/27/2020 23:26:21	113B Noise Complaint
502	5/14/20 23:30	05/15/2020 00:01:53	125B Welfare Check
171	5/12/20 21:20	05/12/2020 21:43:50	113B Noise Complaint
389	4/25/20 14:39	04/25/2020 14:49:13	122B Misc Non-Urgent
692	4/8/20 11:18	04/08/2020 12:30:28	125B Welfare Check
194	4/4/20 22:16	04/04/2020 22:23:26	122B Misc Non-Urgent
141	4/4/20 14:11	04/04/2020 14:25:18	FOLLOW
49	4/3/20 21:20	04/03/2020 22:27:45	114D DV In Progress
676	4/1/20 5:18	04/01/2020 05:35:11	127D Signal 4 Threats
471	3/30/20 22:17	03/30/2020 22:54:30	111B Past Damage
674	3/20/20 17:44	03/20/2020 18:15:13	114D DV In Progress
673	3/20/20 17:30	03/20/2020 17:43:40	106D Assault
615	2/29/20 14:51	02/29/2020 15:26:22	113D Physical Disturbance
347	2/28/20 1:46	02/28/2020 02:46:27	119C Harassment
878	2/25/20 0:56	02/25/2020 01:14:43	107B Outside Agency Assist
982	2/6/20 12:30	02/06/2020 12:59:14	113D Verbal Disturbance
8	1/18/20 2:08	01/18/2020 02:22:58	107D Urgnt Outside Agency Assist
234	1/6/20 16:57	01/06/2020 17:19:19	113D Verbal Disturbance

Quil Ridge

ORDINANCE NO. G- 1350

AN ORDINANCE ZONING CERTAIN LAND IN THE CITY OF EL DORADO, KANSAS, R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT AND AMENDING THE ZONING MAP OF THE CITY

WHEREAS, an application has been filed with the El Dorado Planning Commission requesting rezoning of certain land from R-1 Low Density Residential District to R-2 Medium Density Residential District;

WHEREAS, on the 25th day of March, 2021, at a Planning Commission meeting duly convened, the Planning Commission held a public hearing and voted to recommend and does hereby recommend that the Governing Body approve the rezoning;

WHEREAS, it is determined by the Governing Body of the City of El Dorado, Kansas, that certain property located within the City of El Dorado should be zoned;

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF EL DORADO, KANSAS:

Section 1: That the following described real estate should be and is zoned R-2 Medium Density Residential District:

The SW1/4 of the NW1/4 of Sec. 4, T26S, R5E of the 6th P.M., Butler County, Kansas; EXCEPT Prairie Land Estates First Addition, El Dorado, Butler County, Kansas; AND EXCEPT Prairie Land Estates Second Addition, El Dorado, Butler County, Kansas; AND EXCEPT Prairie Land Estates Commercial, El Dorado, Butler County, Kansas; AND EXCEPT Central and School Road Commercial Estates, El Dorado, Butler County, Kansas; AND EXCEPT that part dedicated for street rights of way, containing 5.01 acres, more or less.

Section 2: The Governing Body hereby directs that the City Zoning map be amended to conform herewith.

Section 3: This Ordinance shall take effect and be in full force from and after its publication once in the official city newspaper.

PASSED by the Governing Body of the City of El Dorado, Kansas, and

APPROVED by its Mayor, this 19th day of April, 2021.

Bill Young, Mayor

ATTEST:

Tabitha Sharp, City Clerk

APPROVED AS TO FORM

Ashlyn Lindskog, City Attorney

Appraised Values
As of 3.22.21
Based on Information from Butler County, KS GIS Department
Prepared by Linda Jolly

<u>Owner</u>	<u>Vacant Lot vs Residential</u>	<u>Residential Value</u>
Charles and Margie Short	residential	\$125,900
Phyllis and Jimmie Anderson	residential	\$129,020
Breahna Gillespie/Crawford	residential	\$145,700
Xiang Jiang	residential	\$147,700
Corey & Andrea Landreth	residential	\$155,200
Steven Gardner & Teresa Garrison	residential	\$157,170
Howard Foster & Cuma Wilson	residential	\$158,300
Colby and Caitlin Killian	residential	\$158,800
David and Mandy Hinton	residential	\$158,980
Chadd and Attie Pelnar	residential	\$160,000
Brian Martin, Angela Sigler	residential	\$160,070
Matthew and Tessa Cosby	residential	\$163,300
Kerstan Hughey	residential	\$164,980
Leslie Wonser	residential	\$169,900
Sohan Saroya	residential	\$179,500
Douglas Adlesperger	Residential + Vacant Lot \$11,690	\$183,300
Elizabeth Patty	residential	\$196,400
John and Kathleen Vaught	residential	\$208,600
Jeremy & Bryna Boldra	residential	\$212,300
Ricky and Preeti Saroya	residential	\$270,300
Nathan and Stephanie White	residential	\$275,000
	Average Home Price	\$175,258
	Median Home Price	\$160,000
	2 High and 2 Low Out/Average	\$169,424
	<u>Vacant Lots</u>	<u>Vacant Value</u>
William and Jennifer Blair	Vacant Lot	\$13,340
	Vacant Lot	\$13,200
	Vacant Lot	\$13,200
	Vacant Lot	\$13,200
Kirkhart Investments, LLC	Vacant Lot	\$96,000
Bryan Lagaly-312 Northern	Vacant Lot	\$13,410
Kirkhart to Lagaly 301 Northern	Vacant Lot	\$13,490

REZONING PROTEST PETITION

Protest Petition against Rezoning Case

We, the attached property owners, do hereby protest the rezoning of the following legally-described property:

LEGAL DESCRIPTION HERE,

The Subdivision of Deer Run to El Dorado, Butler Co. Kansas
from R-1 (current classification) to R-2 (requested classification).

We, the undersigned, realize this petition protest must be submitted to the Office of the City Clerk within fourteen (14) days from the date of the conclusion of the public hearing before the El Dorado Planning Commission. We realize that one of the following conditions must be met for this petition to become valid: (1) 20% of all landowners of the property to be rezoned; or (2) 20% of the total area, excepting public rights of ways, located within the statutory notification area.

We, the undersigned, are owners of real property located within the boundary area of notification related to the rezoning sought. The statutory area includes real property located within 200 feet of the boundaries of the area requesting a rezone.

Protest Petition Signed out by Josh Potter
City of El Dorado

Date: 3-26-21

Protest Petition Received and Carried By Bruce Morton

Date: 3-26-21

Protest Petition Returned by Bruce Morton

Date: 4-8-21

Protest Petition Received by Amanda Stalnaker
City of El Dorado

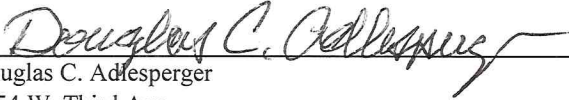
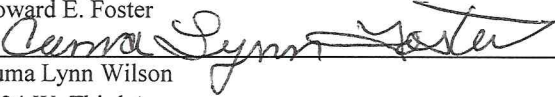
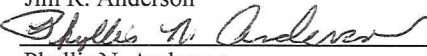
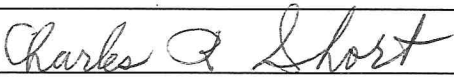
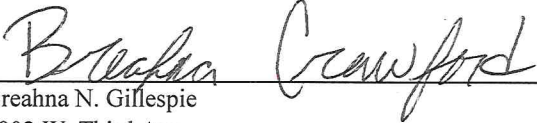
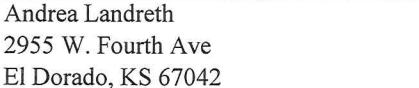
Date 4-8-21

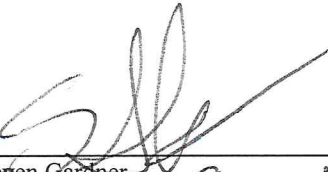
Signature Sheet For Protest Petition
Rezoning of Deer Run to El Dorado, KS

3/26/2021

By Signing this I hereby Protest the Rezoning from R-1 to R-2
Any Question or Comments Please Call or Email

Scott Rickard City Engineer srickard@eldoks.com 316-322-4451
Jay Shivers City Planner jshiver@eldoks.com 316-321-9100

OWNER OF RECORD	Square Foot Area Within Notification Buffer
 Douglas C. Adlesperger 2954 W. Third Ave El Dorado, KS 67042	13,266.00
 Xiang Xin Jiang 2942 W. Third Ave El Dorado, KS 67042	9,375.00
 Howard E. Foster	9,261.00
 Cuma Lynn Wilson 2934 W. Third Ave. El Dorado, KS 67042	6,211.00
 Jim R. Anderson Phyllis N. Anderson 2926 W. Third Ave. El Dorado, KS 67042	1,347.00
 Charles R. Short Margie L. Short 2920 W. Third Ave. El Dorado, KS 67042	1,183.00
 Kerstan L. Hughey 2912 W. Third Ave El Dorado, KS 67042	750.00
 Breahna N. Gillespie 2902 W. Third Ave. El Dorado, KS 67042	1,525.00
 Corey Landreth	1,200.00
 Andrea Landreth 2955 W. Fourth Ave El Dorado, KS 67042	
 Brian Martin 2949 W. Fourth Ave. El Dorado, KS 67042	


Steven Gardner

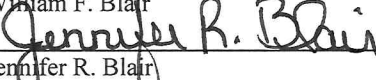
Teresa A. Garrison
2941 W. Fourth Ave
El Dorado, KS 67042

1,185.00


Matthew D. Cosby

9,506.00

Tessa R. Cosby
2933 W. Fourth Ave.
El Dorado, KS 67042

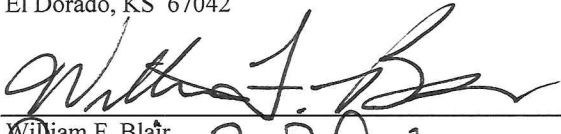
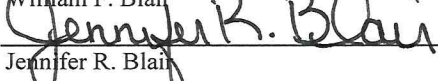

William F. Blair

Jennifer R. Blair
2935 W. Third Ave.
El Dorado, KS 67042

9,506.00

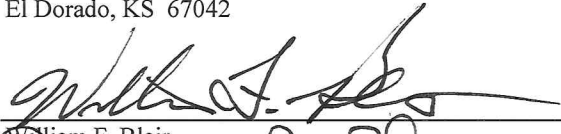
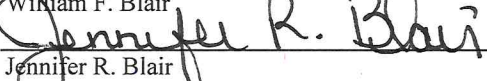

William F. Blair

Jennifer R. Blair
2925 W. Third Ave.
El Dorado, KS 67042

9,000.00


William F. Blair

Jennifer R. Blair
2921 W. Third Ave.
El Dorado, KS 67042

9,000.00


William F. Blair

Jennifer R. Blair
2913 W. Third Ave
El Dorado, KS 67042

9,000.00


Jeremy Boldra

Bryna Boldra
2901 W. Third Ave.
El Dorado, KS 67042

9,000.00


Ricky K. Saroya
2859 W. Third Ave.
El Dorado, KS 67042

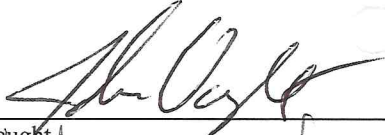
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Colby C. Killian

Carlin M. Killian
337 Northern St.
El Dorado, KS 67042

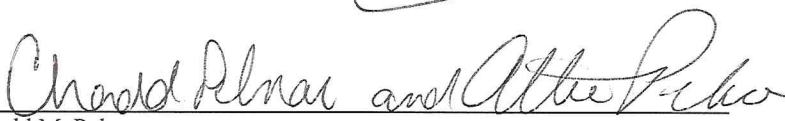
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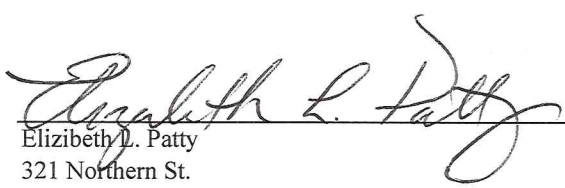


John M. Vaught

Kathleen M. Vaught
331 Northern St.
El Dorado, KS 67042



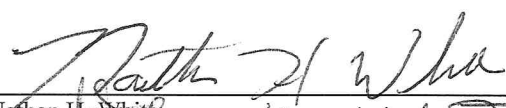
Chadd M. Pelnar
327 Northern St.
El Dorado, KS 67042

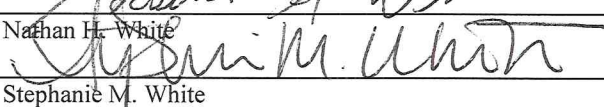


Elizabeth L. Patty
321 Northern St.
El Dorado, KS 67042



Sohan Saroya
313 Northern St.
El Dorado, KS 67042



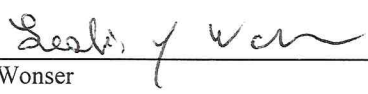
Nathan H. White


Stephanie M. White
302 Northern St.
El Dorado, KS 67042

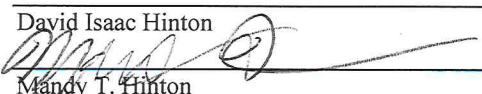


Willy Vinson

Trica Vinson
312 Northern St.
El Dorado, KS 67042



Leslie Wonser
320 Northern St.
El Dorado, KS 67042

David Isaac Hinton


Mandy T. Hinton
328 Northern St.
El Dorado, KS 67042

Orscheln Properties Co. LLC
PO Box 676
Moberly, Mo 65270

Kirkhart Investments

10,746.00

10,102.00

10,364.00

8,342.00

4,455.00

1,119.00

693.00

115,601.00

107,552.00

7106 S. BroadwayAve.
Haysville, KS 67060

The Kansas Turnpike Authority
9401 E. Kellogg
Wichita, KS 67207

51,001.00

TO: City Commission
FROM: Scott Rickard
SUBJ: 800 Block of North Washington Valley Vacation
DATE: March 15, 2021

Background:

At the request of an adjacent property owner we are asking the City Commission consider the vacation of a platted alley in the North El Dorado Addition. The alley runs East and West from Washington St to Railroad St. The alley serves no purpose as a public right of way and staff feels it is justified to vacate the alley. As platted the alley is 16' in width and when vacated would convert to private property.

Staff has reached out to all franchised utilities and adjacent property owners for input. No franchised utilities have voiced a concern.

Project Schedule:

The vacation would be effective 31 days after publication of the approved ordinance. Interested parties can file a written protest within those 31 days and, if such protest is filed the Commission must set a hearing and consider adopting a resolution.

Attachments:

See Ordinance & Location Map

Policy Issue:

The Commission can decide to leave the public right intact as originally platted.

Alternatives:

N/A

Fiscal Impact:

Publication of the Ordinance is estimated to be \$100. The increase in property tax paid to the City would be negligible

Trade-offs:

N/A

Staff Recommendation:

Vacate the Alley

Commission Actions:

Commissioner _____ moves to adopt Ordinance No. G – 1351 an ordinance vacating an alley in North El Dorado Addition to the City of El Dorado.

Commissioner _____ seconded the motion

(next page)

Roll Call Vote

Position No. 1	Commissioner Matt Guthrie	_____
Position No. 2	Commissioner Gregg Lewis	_____
Position No. 3	Commissioner Nick Badwey	_____
Position No. 4	Commissioner Kendra Wilkinson	_____
	Mayor Bill Young	_____

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ALLEY VACATION

North El Dorado Addition
(Block 5)

Proposed Vacation



2021

N WASHINGTON ST

RAILROAD ST

820 N Washington

16'

180'

810 N Washington

W 7TH AVE

ORDINANCE NO. G - 1351

AN ORDINANCE RELATING TO AND PROVIDING
FOR THE VACATION OF A CERTAIN ALLEY
IN NORTH EL DORADO ADDITION
TO THE CITY OF EL DORADO, KANSAS,
HEREINAFTER MORE SPECIFICALLY DESCRIBED.

WHEREAS, it is declared by the Governing Body that it would be in the best interest of the City that a certain alley in North El Dorado Addition to the City of El Dorado, Kansas be vacated.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF
THE CITY OF EL DORADO, KANSAS:

Section 1: That the real estate located in the City of El Dorado, Kansas described as follows, to wit:

Vacation of an existing alley beginning at the southwest corner of Lot 12, Block 5 in the North El Dorado Addition; thence south 16 feet, thence east 180 feet to the northeast corner of Lot 13, thence north 16 feet, thence west 180 feet to the point of beginning. All within Section 35, Township 25, Range 5 east in Butler County.

Section 2: This Ordinance shall become effective thirty-one (31) days after publication, unless one or more interested parties files a written protest before the expiration of said time. In the event such a protest is filed in the office of the City Clerk of the City within such time, the governing body shall set the matter for hearing ten (10) days after the end of the thirty (30) day period. The hearing may be continued from time to time and at the conclusion thereof the Governing Body shall adopt a resolution confirming the vacation ordinance and the same shall be filed with the County Clerk and

the Register of Deeds as provided by K.S.A. 14-423 or in the event such resolution is not adopted, this vacation ordinance shall be void and of no effect.

PASSED and APPROVED by the Governing Body of the City of El Dorado, Kansas on April 19, 2021.

Bill Young, Mayor

ATTEST:

Tabitha Sharp, City Clerk

TO: City Commission
FROM: City Manager
SUBJ: Fourth Quarter Financial Report
DATE: April 12, 2021

Background:

The City Manager will provide a review of the Fourth Quarter Financial Report.

Policy Issue:

None

Fiscal Impact:

None

Trade-offs:

None

Staff Recommendation:

None

Commission Actions:

None

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General			Airport			Major Street			Stormwater			Prairie Trails		
	Budgeted	Actual		Budgeted	Actual		Budgeted	Actual		Budgeted	Actual		Budgeted	Actual
01-011	710,844.00	592,471.81	011	311,545.00	248,097.65	034	1,215,962.00	1,128,538.79	011	337,488.00	268,589.42	053	-	-
01-012	763,802.00	744,657.80										056	-	12.92
01-013	268,884.00	197,822.05										059	-	-
01-014	162,822.00	132,844.77												
01-021	2,610,516.00	2,242,095.53												
01-023	1,786,945.00	1,735,074.20												
01-033	389,993.00	371,498.06												
01-041	156,325.00	157,232.03												
01-042	212,713.00	191,047.14												
01-051	691,661.00	621,090.78												
01-052	166,725.00	85,753.09												
01-056	-	237,029.22												
01-058	2,049,859.00	1,759,843.32												
Expenses	9,971,089.00	9,068,459.80		311,545.00	248,097.65		1,215,962.00	1,128,538.79		337,488.00	268,589.42		-	12.92
Revenue	9,712,487.00	9,855,713.80		273,545.00	301,208.79		1,219,169.00	1,144,559.13		310,125.00	319,862.09		-	47,915.00
	(258,602.00)	787,254.00		(38,000.00)	53,111.14		3,207.00	16,020.34		(27,363.00)	51,272.67		-	47,902.08
Cash Bal. 12/31/2020		2,981,013.60			122,246.07			24,725.87			431,659.65			65,894.01
	2015 Actual	9,100,130.40		2015 Actual	227,304.21					2015 Actual	290,897.34			
	2016 Actual	9,436,000.02		2016 Actual	243,155.75					2016 Actual	199,694.98			
	2017 Actual	9,098,264.78		2017 Actual	248,858.24					2017 Actual	238,593.41			
	2018 Actual	8,909,878.95		2018 Actual	231,509.52					2018 Actual	246,946.64			
	2019 Actual	9,202,119.70		2019 Actual	276,182.24					2019 Actual	191,502.71			
	(15% Avg.)	1,360,513.17		(10% Avg.)	25,218.33					(10% Avg.)	22,568.09			
	(25% Avg.)	2,267,521.95		(25% Avg.)	63,045.83					(25% Avg.)	56,420.23			
	Minimum Avail	1,620,500.43		Minimum Avail	97,027.74					Minimum Avail	409,091.56			
	Maximum Avail	713,491.65		Maximum Avail	59,200.24					Maximum Avail	375,239.42			

	Tourism	
	Budgeted	Actual
011	224,830.00	85,064.26
016	14,940.00	9,655.91
018	100,900.00	51,924.72

	340,670.00	146,644.89
	255,400.00	178,517.85
	(85,270.00)	31,872.96

281,734.64

2015 Actual	186,127.32
2016 Actual	286,798.22
2017 Actual	354,171.00
2018 Actual	273,518.91
2019 Actual	210,271.74
(10% Avg.)	27,932.06

(25% Avg.)	69,830.14
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Minimum Avail	253,802.59
Maximum Avail	211,904.50

	Water	
	Budgeted	Actual
001	1,664,234.00	1,591,183.62
002	934,215.00	769,216.75
003	918,774.00	698,329.15
004	660,000.00	652,679.42

	4,177,223.00	3,711,408.94
	4,236,700.00	4,656,318.75
	59,477.00	944,909.81

1,812,488.21

2015 Actual Expense	3,993,657.86
2016 Actual Expense	3,878,876.58
2017 Actual Expense	4,006,548.79
2018 Actual Expense	3,970,653.46
2019 Actual Expense	4,065,540.13
Past 3 Year Total (15% Avg.)	602,137.12

Past 3 Year Total (25% Avg.)	1,003,561.87
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Minimum Avail	1,210,351.09
Maximum Avail	808,926.35

	Sewer	
	Budgeted	Actual
001	1,358,635.00	1,257,591.53
002	850,231.00	820,401.64
003	416,781.00	270,286.18

	2,625,647.00	2,348,279.35
	2,744,897.00	2,812,742.71
	119,250.00	464,463.36

1,133,674.86

2015 Actual Expense	2,338,204.04
2016 Actual Expense	2,271,912.32
2017 Actual Expense	2,250,677.76
2018 Actual Expense	2,501,976.17
2019 Actual Expense	2,637,427.90
Past 3 Year Total (15% Avg.)	369,504.09

Past 3 Year Total (25% Avg.)	615,840.15
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Minimum Avail	764,170.77
Maximum Avail	517,834.71

	Refuse	
	Budgeted	Actual
001	1,433,478.00	1,417,182.07
020	202,984.00	-

	1,636,462.00	1,417,182.07
	1,568,350.00	1,628,405.66
	(68,112.00)	211,223.59

697,988.95

2015 Actual Expense	1,401,698.33
2016 Actual Expense	1,357,304.54
2017 Actual Expense	1,572,208.44
2018 Actual Expense	1,638,889.92
2019 Actual Expense	1,577,549.12
Past 3 Year Total (15% Avg.)	239,432.37

Past 3 Year Total (25% Avg.)	399,053.96
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Minimum Avail	458,556.58
Maximum Avail	298,934.99

CNG		DP	
Budgeted	Actual	Budgeted	Actual
33,450.00	77,496.04	001 962,925.00	910,555.03
		019 316,406.00	378,804.11

		Check Dates on Header	
33,450.00	77,496.04	21,928,867.00	19,704,069.01
33,450.00	22,118.91	21,645,323.00	22,304,403.61
-	(55,377.13)	(283,544.00)	2,600,334.60
	36,505.28		7,812,401.17

2015 Actual Expense	10,294.51
2016 Actual Expense	6,149.11
2017 Actual Expense	16,751.31
2018 Actual Expense	19,992.12
2019 Actual Expense	24,219.82
Past 3 Year Total (15% Avg.)	3,048.16
Past 3 Year Total (25% Avg.)	5,080.27

Minimum Avail	33,457.12
Maximum Avail	31,425.01