

The El Dorado City Commission met in a regular session on June 21, 2021 at 6:30 p.m. in the Commission Room with the following present: Mayor Bill Young, Commissioner Matt Guthrie (arrived at 6:49 p.m.), Commissioner Gregg Lewis, Commissioner Nick Badwey, Commissioner Kendra Wilkinson, City Manager David Dillner, City Engineer Scott Rickard and City Clerk Tabitha Sharp. Absent: City Attorney Ashlyn Lindskog

VISITORS

Curt Zieman	128 N Vine	El Dorado, KS
Clint Arndt	Sunflower Care Homes	El Dorado, KS

CALL TO ORDER

Mayor Bill Young called the June 21, 2021 meeting to order.

INVOCATION

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

PLEDGE OF ALLEGIANCE

The City Commission led the Pledge of Allegiance.

PUBLIC COMMENT

Mayor Bill Young opened the floor for public comments.

There were no comments.

CONSENT AGENDA

Approval of an advisory board application for the Planning Commission for Donald Nichols for a term to expire on December 31, 2023.

Commissioner Kendra Wilkinson moved to approve the consent agenda as presented.

Commissioner Matt Guthrie seconded the motion.

Motion carried 4 – 0.

NEW BUSINESS

APPLICATION TO REZONE (O-I TO I-1) 10 LOTS IN THE EL DORADO BUSINESS PARK

City Engineer Scott Rickard stated that staff are requesting lots in the Business Park to be rezoned as light industrial. He stated that the area surrounding these lots is zoned as I-1 already. He stated that the Planning Commission recommended approval 6 – 0.

Commissioner Gregg Lewis moved to approve Case No. 21-03-REZ, requesting a rezoning of 10 Lots in the El Dorado Business Park to I-1 Light Industrial District and that Ordinance No. G-1355 be approved.

Commissioner Nick Badwey seconded the motion.

Roll Call Vote

Position No. 2	Commissioner Gregg Lewis	Yes
Position No. 3	Commissioner Nick Badwey	Yes
Position No. 4	Commissioner Kendra Wilkinson	Yes

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	Mayor Bill Young	Yes
Position No. 1	Commissioner Matt Guthrie	Absent

APPLICATION TO REZONE (R-1 TO R-3) 522 W 5TH AVENUE

City Engineer Scott Rickard stated that the applicant on this project is considering building a nursing home facility on the property that was previously Jefferson Elementary. He stated that there could be some concerns about noise, traffic, some visual impairment and property values. He stated that this could benefit the city because less than one percent of the rentals in the City are currently vacant, only 17 homes are currently available for sale and the new 32 home housing addition has had 500 applications.

Commissioner Kendra Wilkinson confirmed that there were twelve rooms.

Clint Arndt, Sunflower Care Homes, stated that he is looking at expanding their properties into El Dorado. He stated that it is an adult care facility, operated 24-7 by licensed nursing staff, but is a smaller facility to provide more individual care. He stated that they will provide 10 to 15 new jobs for El Dorado.

Commissioner Wilkinson stated that they are starting on the corner of the property and if it is successful, they will add an identical building on the west side. He stated that if both are successful, they will expand further.

Commissioner Gregg Lewis moved to approve Case No. 21-04-REZ, requesting a rezoning of 522 W. 5th Avenue to R-3 Multifamily Residential District and that Ordinance No. G-1356 be approved.

Commissioner Nick Badwey seconded the motion.

Roll Call Vote

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

SPECIAL USE PERMIT APPLICATION – 522 W 5TH

City Engineer Scott Rickard stated that the same property needs a special use permit for a nursing home. He stated that it is currently zoned as R3.

Commissioner Gregg Lewis moved to approve Case No. 21-03-SUP, requesting a Special Use Permit for a nursing or convalescent home at 522 W. 5th Avenue and that Ordinance No. G-1357 be approved.

Commissioner Nick Badwey seconded the motion.

Roll Call Vote

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

DEER RUN FINAL PLAT

City Engineer Scott Rickard stated that the Planning Commission reviewed the plat and has approved it unanimously. He stated that the developer will leave it R1, he will put in a sidewalk which will allow him to build smaller homes and have smaller setbacks.

Commissioner Nick Badwey moved to accept the right-of-way and easement dedications in the Deer Run Final Plat.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 4 – 0.

EVERGY UNDERGROUND UTILITY PROPOSAL

City Engineer Scott Rickard stated that the scope of this project will be the one hundred block of North Main on the East and West side.

City Manager David Dillner stated that Evergy would like to upgrade the system in this area. He stated that they are willing to place the utilities underground in this area at a cost to the City of approximately \$380,000, which is less than the price originally quoted because Evergy will be covering the upgrades.

City Manager Dillner stated that the cost to the City includes \$40,000 to underground the Cox utility, but staff have been unable to reach AT&T to find out if they would be willing to participate.

City Manager Dillner stated that Evergy would like a decision relatively quickly because they are ready to move forward with their project. He stated that staff could self-perform some of the work to limit costs.

Mayor Bill Young asked if the conversation could be continued in order to see if AT&T would participate.

Commissioner Gregg Lewis asked if they would require the payment up front or if it could be spread over time.

Commissioner Nick Badwey stated that if they can't get AT&T on board, it doesn't make sense to do it for only two of the utilities.

City Engineer Rickard stated that he has discussed placing some empty conduit in the trench so that future utilities could place their infrastructure there if they are unable to right now.

Commissioner Kendra Wilkinson stated that if they don't do it now, there would likely not be another opportunity to do it in the near future.

Mayor Young stated that he felt it warrants further discussion because it is an opportunity to clean up the parking lots in the downtown.

Commissioner Kendra Wilkinson moved to table the discussion until further information could be obtained from AT&T and Evergy.

Commissioner Gregg Lewis seconded the motion.

Motion carried 5 – 0.

REPORTS

CITY COMMISSION AND ADVISORY BOARD UPDATES

Commissioner Matt Guthrie asked about the e-mail regarding the property that was being re-platted. He stated that he knows that Sarah is out a lot, but there are a lot of lots that aren't being mowed. He asked if the process could be sped up to encourage the mowing process.

City Manager David Dillner stated that unfortunately, we have to follow State law on this process and so we can not make it shorter.

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Commissioner Guthrie stated that he would like to do something to encourage volunteerism in the City. He asked if the Commission would support a trophy that would recognize volunteers in the community.

The City Commission agreed to hear a proposal from Commissioner Guthrie.

Mayor Bill Young stated that he would like to propose a fire hydrant painting program. He stated that he asked staff to send out some possibilities for the program.

CITY MANAGER REPORT

City Manager David Dillner stated that the release has taken place for the 150Fest lineup. He reviewed the plans for the festival.

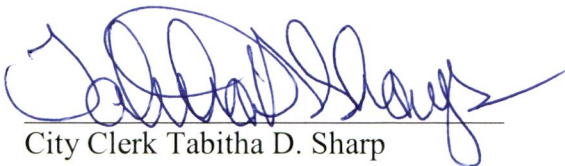
City Clerk Tabitha Sharp stated that a drum corp from Texas is in town to use BG Stadium for practice over the next thirty days. She reviewed their schedule and stated that they are planning a few public performances and a clinic for local students.

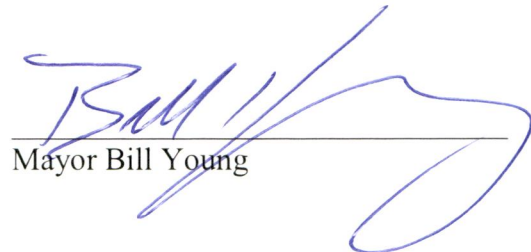
ADJOURNMENT

Commissioner Nick Badwey moved to adjourn the meeting at 7:23 p.m.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.


City Clerk Tabitha D. Sharp


Mayor Bill Young