

The El Dorado City Commission met in a regular session on July 6, 2021 at 6:30 p.m. in the Commission Room with the following present: Mayor Bill Young, Commissioner Matt Guthrie, Commissioner Gregg Lewis, Commissioner Nick Badwey, Commissioner Kendra Wilkinson (present via zoom, left the meeting at 7:26 p.m.), City Manager David Dillner, and City Clerk Tabitha Sharp. Absent: City Engineer Scott Rickard and City Attorney Ashlyn Lindskog.

VISITORS

Jeff Christensen	El Dorado Main Street	El Dorado, KS
Emily Connell	El Dorado Main Street	El Dorado, KS
Nathan Ensminger	142 N Main	El Dorado, KS

CALL TO ORDER

Mayor Bill Young called the July 6, 2021 meeting to order.

INVOCATION

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

PLEDGE OF ALLEGIANCE

The City Commission led the Pledge of Allegiance.

PROCLAMATION

Mayor Bill Young read a proclamation declaring July Parks and Recreation month.

PUBLIC COMMENT

Mayor Bill Young opened the floor for public comments.

There were no public comments.

CONSENT AGENDA

Approval of City Commission Minutes from June 7, 2021.

Approval of Appropriation Ordinance 06-21 in the amount of \$1,349,221.54.

Approval of a Change Order with APAC-Kansas, Inc. in the amount of \$58,620.00 for the addition of the Sunset Cemetery to 2021 Mill and Overlay Program.

Approval of a Cereal Malt Beverage License for McDonald Stadium on behalf of the City of El Dorado.

Authorization for the City Manager to request American Rescue Plan funds from the U.S. Treasury Department on behalf of the City of El Dorado and execute all necessary documents related thereto.

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

Commissioner Gregg Lewis seconded the motion.

Motion carried 4 – 0.

DISCUSSION ITEMS

EVERGY DOWNTOWN PROPOSAL

City Manager David Dillner stated that staff met with Evergy, AT&T and Cox last Friday after the previous discussion in Commission. He stated that after this discussion, the four entities have reached an agreement to move forward if the City is willing to do some in-kind work for preparation and clean-up. He stated that this would include some trenching and boring and pulling conduit. He stated that the City's portion of the cost could be covered by the General Fund balance.

Commissioner Gregg Lewis asked if there would be trenching or boring.

City Manager Dillner stated that they would bore the holes, not trench, he used the word trench by mistake.

Commissioner Lewis asked how they would handle gas pockets.

City Manager Dillner stated that he was not sure, that would be something that would be answered if we move forward with the project and receive more information.

Commissioner Matt Guthrie confirmed the cost of the project.

City Manager Dillner stated that the total cost to the City was \$380,000 and the City would be providing up to \$200,000 of that in the form of in-kind work.

Commissioner Lewis asked about the payment plan.

City Manager Dillner stated that Evergy is willing to allow the City to pay the project off over the course of several years if we do not want to pay it in full.

Commissioner Kendra Wilkinson stated that she was in support of the project and was appreciative of Evergy's efforts to help with the project.

Commissioner Nick Badwey asked if the City has the equipment and the manpower to participate in the project. He stated that the equipment is very specialized and staff would be taken off task to complete this project. He also asked who benefits from this project.

City Manager Dillner stated that we do have a boring machine, but we do not know the specifications at this time to be able to understand if it will be able to perform the work. He stated that there are some reservations on the part of staff because this isn't work we have done before in such a small space. He stated that we typically use someone else to do this work. He stated that the Engineering department will be doing significant survey work in order to ensure that we can avoid the other utilities.

City Manager Dillner stated that staff will be off of their normal tasks, but if the Commission decides to move forward, it becomes part of what we need to do. He stated that the scheduling does raise some concerns because Evergy would like to do the work in February and it is difficult to pour concrete during that time.

City Manager Dillner stated that the downtown businesses will benefit primarily from the upgrade in utilities. He stated that people who use those parking lots will also benefit. He stated that the three utilities have all stated that they do not have a need to go underground.

Commissioner Badwey asked if anyone has discussed creating a benefit district. He stated that when we offer upgrades to infrastructure in other areas of the city, they have to pay for it through a benefit district.

Mayor Bill Young stated that they had briefly discussed it on Wednesday at the work session. He stated that the previously quoted costs were more prohibitive than the new proposal.

Commissioner Lewis confirmed that the poles will be removed and if the parking lot would be able to be better utilized and safer for the downtown businesses.

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City Manager Dillner stated that poles will be removed and that there have not been any conversations about upgrades to parking and traffic patterns downtown. He stated that we do not yet know where the equipment that is above ground will be located.

Commissioner Badwey asked who would be paying for the connection to the buildings.

City Manager Dillner stated that it was included in their costs. He stated that our costs are strictly related to the placement of the lines underground.

Commissioner Guthrie stated that he likes the idea of placing the infrastructure underground. He stated that the people he has talked to have all been supportive of the project as it is proposed. He stated that looking back at previous projects, we have paid a percentage of various infrastructure projects. He stated that he would like to see what a benefit district would look like and what it would look like for another company to perform the work so that we can really understand the cost of the in-kind contribution.

Commissioner Guthrie stated that his questions have not yet been answered. He asked what would happen when future neighborhoods want to place their infrastructure underground. He felt that it was happening very quickly and he needed more information.

Commissioner Wilkinson asked if it was something they needed to postpone a vote on until there could be further discussion about Commissioner Guthrie's questions.

Mayor Young stated that it was the will of the Commission. He felt that staff had answered the questions previously asked by the City Commission. He stated that he received phone calls from the property owners who had paid for the underground work in their buildings and they were supportive of the project.

Commissioner Badwey asked who would be paying for the work in Sunshine Alley.

City Manager Dillner stated that it was the alley that was providing some difficulty to staff because of the narrow space and the need to cross Main Street. He stated that the motion does say "not-to-exceed cost of \$200,000", but once the project has started, we will be responsible for any unforeseen costs above what we were quoted.

Commissioner Badwey confirmed that there was currently no way to guarantee the cost of the project.

City Manager Dillner stated that he was correct.

Commissioner Guthrie stated that he would like to understand the boring cost better. He stated that the in-kind cost was still a cost to the city. He stated that if we pay for this whole project, we will have to pay for others. He stated that he was fine with paying our fair share, but not the entire project.

Commissioner Matt Guthrie moved to table the conversation until further information could be provided.

Commissioner Nick Badwey seconded the motion.

Commissioner Lewis stated that he did not want it to go away because he felt it was important.

Commissioner Wilkinson stated that she was okay with tabling it as long as the discussion continued.

Motion carried 5 – 0.

City Manager Dillner clarified that they would like to see numbers for a benefit district.

The City Commission agreed.

NEW BUSINESS

CONSIDERATION OF A LEASE AGREEMENT WITH THE PECOS BASEBALL LEAGUE CONCERNING THE USE OF MCDONALD STADIUM

City Manager David Dillner stated that staff were approached by the Salina Stockade baseball team about utilizing McDonald Stadium for their home games during the remainder of the season. He stated that staff have reached an agreement with the team to allow free entry for citizens if we give them use of the stadium for free.

Commissioner Gregg Lewis moves to approve a Lease Agreement with the Pecos Baseball League concerning the use of McDonald Stadium.

Commissioner Matt Guthrie seconded the motion.

Motion carried 4 – 0.

CONSIDERATION OF A RESOLUTION AUTHORIZING THE CITY CLERK PROVIDE NOTICE OF THE CITY'S INTENT TO EXCEED THE REVENUE NEUTRAL RATE TO THE BUTLER COUNTY CLERK

City Manager David Dillner stated that as discussed at the last work session, the State of Kansas has passed a new law requiring cities to notify the County who will in turn notify the public of our intent to exceed the revenue neutral rate. He stated that we must notify the County by July 20th of our intent to exceed the rate.

City Manager Dillner stated that the proposal is to accept the increased valuation as well as increasing the mill levy by 2.096 mills for the purpose of adding staff to the Parks and Recreation division.

Commissioner Nick Badwey moves to set the public hearing for the Revenue Neutral Rate and the proposed 2022 Budget on August 23, 2021 at 6:30 pm at City Hall, and further authorize the City Clerk provide Notice of the City's Intent to Exceed the Revenue Neutral Rate by 2.096 mills to the Butler County Clerk.

Commissioner Matt Guthrie seconded the motion.

Motion carried 4 – 0.

LAND BANK CONSENT AGENDA

Approval of a memorandum of understanding with the Captain Edgar Dale American Legion Post #81, and accepting as a donation to the land bank a warranty deed for real property as provided therein.

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

Commissioner Matt Guthrie seconded the motion.

Motion carried 4 – 0.

REPORTS

CITY COMMISSION AND ADVISORY BOARD UPDATES

Commissioner Matt Guthrie stated that he has heard a lot of great compliments on the activities for the Independence Day Celebration.

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Mayor Bill Young stated that the activities that day were really great, the game was packed and there were a lot of people downtown watching the show. He thanked staff for their work on the event.

CITY MANAGER REPORT

City Manager David Dillner stated that this week is HollyFrontier Kids week, which is part of the 150Fest. He stated that there are various events planned and the schedule is available on social media.

City Manager Dillner stated that staff at City Hall would like to consider moving to a 4 day, 10 hour per day work schedule. He stated that because that involves closing City Hall, he wanted to talk to the Commission about it.

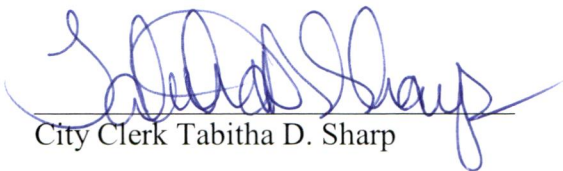
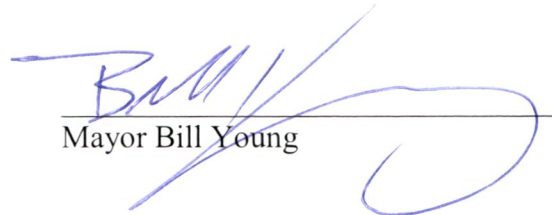
The City Commission asked for an official proposal.

ADJOURNMENT

Commissioner Nick Badwey moved to adjourn the meeting at 7:41 p.m.

Commissioner Matt Guthrie seconded the motion.

Motion carried 4 – 0.


City Clerk Tabitha D. Sharp
Mayor Bill Young