

The El Dorado City Commission met in a regular session on July 19, 2021 at 6:40 p.m. in the Commission Room with the following present: Mayor Bill Young, Commissioner Matt Guthrie, Commissioner Nick Badwey, Commissioner Kendra Wilkinson, City Manager David Dillner, City Engineer Scott Rickard and City Clerk Tabitha Sharp. Absent: Commissioner Gregg Lewis and City Attorney Ashlyn Lindskog.

VISITORS

Curt Zieman	128 N Vine	El Dorado, KS
Nathan & Nicole Ensminger	142 N Main	El Dorado, KS
Emily Connell	El Dorado Main Street	El Dorado, KS
Syndee Scribner	826 W 4 th	El Dorado, KS
Charley Green	1365 Country Club Rd	El Dorado, KS
Leon Leachman	El Dorado Main Street	El Dorado, KS
Steve Waite	El Dorado Main Street	El Dorado, KS
Sam McVay	1832 Circle Drive	El Dorado, KS
Steve Fellers	2340 Chelsea Drive	El Dorado, KS
David Sundgren	844 Par Drive	El Dorado, KS
Clint Arndt	2155 Road 170	Reading, KS
Dwight Wernli	316 Random Road	El Dorado, KS
Teresa Tosh	1335 Kala Court	El Dorado, KS
Lonnie Currier	1950 Chelsea Drive	El Dorado, KS

CALL TO ORDER

Mayor Bill Young called the July 19, 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.

Steve Fellers, 2340 Chelsea Drive, stated that he appreciated the Commission’s discussion at the previous work session and on the monthly newsletter. He stated that he wanted to talk about the sales tax that provides funding to the City of El Dorado. He stated that at a previous meeting, the Commission discussed changing the sales tax policy. He stated that he is not against that, but would like to have more discussion and encouraged the Commission to go forward with the current method and discuss a different approach next year.

CONSENT AGENDA

Approval of City Commission Minutes from July 6, 2021 and Special City Commission Minutes from June 30, 2021.

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

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 4 – 0.

OLD BUSINESS

CONSIDERATION OF THE CITY'S PARTICIPATION IN A PROJECT TO UNDERGROUND THE OVERHEAD UTILITIES WITHIN THE 100 BLOCK OF NORTH MAIN STREET

City Manager David Dillner stated that in an effort to reach an amicable conclusion, he is thinking that the parking lots and the two blocks equal about 25% each. He stated that considering the parking lots as the City's property, then that would give the City 50% of the property.

Commissioner Matt Guthrie stated that at 30%, it would reduce the yearly payment on option four to approximately \$1,700. He asked if the benefit district goes across First Avenue.

City Engineer Scott Rickard stated that the property north of that is already underground, so he did not include that.

Commissioner Guthrie stated that he would be willing to go to 35%, which would bring the district's cost to approximately \$1,580 per year.

Mayor Bill Young stated that he would advocate for option number three and to increase the city-at-large cost.

Commissioner Nick Badwey asked if city staff have ever done the boring work like this before for a four inch pipe.

City Engineer Rickard stated that the boring work would only be under the streets, the rest would be open cut. He stated that the rental equipment would allow us to do the work, we have done it for some street projects.

David Sundgren, 844 Par Drive, stated that he would like the Commission to consider that the difference between taxes for residential and commercial properties is probably the most unfair taxing policy. He stated that his office building pays over \$500 per month in property tax, his house is valued at twice his business and he pays half of the taxes. He stated that they should keep in mind that those businesses bring in many of the tax dollars to the city.

Sam McVay, 1832 Circle Drive, stated that he didn't think that the comparison between homes and businesses was accurate. He stated that they haven't discussed the value for the city such as a cleaner environment, beautifying the downtown and preserving history. He stated that those businesses are not just paying property taxes, they are paying sales taxes and employees. He stated that he is downtown because he has a commitment to create culture, environment and experience in El Dorado. He stated that he has seen one improvement in the downtown in six years, the dumpster corrals. He stated that the opportunity to go from \$1.3 million to \$340,000 is too good to turn down.

Commissioner Badwey asked what the \$1.3 million was.

City Engineer Rickard stated that because Evergy is coming to improve service, they reduced the cost to underground utilities because they were going to be here for the upgrades.

Mr. McVay stated that the terms have to be longer and they have to consider what the cost would be for businesses who are already struggling to put businesses into their empty buildings.

Charley Green, Charley's Appliance, stated that the citizens of El Dorado have been very good to his business. He stated that as they talk about the benefit district, they need to consider the benefit provided to the City by these small businesses.

Steve Fellers, 2340 Chelsea Drive, suggested that it be treated like one of the 80/20 matching grants that we get from the government.

Leon Leachman, 1915 Quail Run, thanked the Commission for their work. He stated that they needed to consider where their sales tax revenues are generated. He stated that increasing their property tax will put the downtown businesses in a very difficult position. He felt that going

back and forth throwing numbers out was not a good way to make the decision, he felt they need to base it off of actual data.

Nathan Ensminger, 424 Pine, stated that as they have continued to update the property at 142 Main, they have considered increasing the number of stories on their building but they aren't because of the electrical lines. He stated that he sees the community as a whole getting benefit from this project, not just the business owners. He felt that allowing the petition would only cause the project to fail because they would not be able to afford the cost.

Mayor Young stated that it is his hope is to make a decision tonight, but the Commission has been put in a difficult position because they received the proposal with such short notice. He stated that this is a chance to seize the opportunity to increase aesthetics and experience in the downtown area. He stated that he was in favor of participation by the city in not only direct expenses but also in-kind expenses.

Commissioner Badwey stated that he felt they have invested quite a bit in downtown with the sidewalks, stamped concrete, light poles and flowers. He stated that he does not see how putting these lines underground behind the buildings will be valuable. He stated that those funds could purchase dump trucks or other equipment for the City.

Commissioner Guthrie stated that he was hearing two stories, the businesses downtown want this project, but if there is a petition, they will vote no. He stated that he didn't feel that any work done by the city did not count, because those hours have a cost to the city.

Mayor Young stated he staff decide where they will spend their hours based on the direction of the Commission's policy. He stated that we will have to pay the labor regardless of where it is utilized. He stated that he appreciated the business owners contributions to the city and he understands that if the businesses downtown are assessed more taxes, they will have to cut employees or close.

Commissioner Wilkinson stated that she had not yet heard from staff that they could not do this.

City Manager Dillner stated that there aren't plans yet and so there could be things that cause trouble, but he felt that the staff could work through it. He stated that when he wrote the e-mail that staff were skeptical, he was unsure of what was needed, but they have had further conversations. He said that generally we contract out this work, but understanding the constraints of the project, we are going to make it work if the Commission wishes it. He stated that the job of staff is to do what the Commission directs, we don't operate like the private sector.

City Manager Dillner stated that if the city provides the in-kind work and we extend the assessment time, it will make it more financially acceptable to the businesses downtown. He stated that the conversation really needs to be about what percentage of the total cost the city would like to cover.

Commissioner Kendra Wilkinson moved to table the conversation until the next meeting.

Commissioner Guthrie stated that they can't wait for that if there is a benefit district.

Commissioner Badwey stated that he thought Evergy needs to have this information before then.

City Engineer Rickard stated that adding a benefit district adds layers to the project and increases the potential of the project not being completed.

Mayor Young stated that Commissioner Wilkinson's motion has died due to lack of second.

Commissioner Guthrie asked what will happen if we exceed the cost of \$160,000.

City Manager Dillner stated that we would finish the project.

City Engineer Rickard stated that if something major happens and interrupts the project, staff will return to the Commission and have a conversation.

City Manager Dillner stated that another option is to split the cost of the project between the General Fund and Economic Development.

Commissioner Badwey asked if El Dorado Main Street has offered a contribution.

Leon Leachman, El Dorado Main Street President, stated that they have contributed by informing the downtown businesses about this project. He stated that Main Street did not have cash to contribute.

Commissioner Wilkinson asked how funds from Economic Development are spent.

City Manager Dillner stated that staff develops proposals and brings them to the Commission for approval. He stated that currently the only thing funded from there is the Cody Foster Sales Tax Reimbursement Agreement.

Commissioner Kendra Wilkinson moved to pay \$200,000 with in-kind labor, \$40,000 from the General Fund and \$100,000 from Economic Development.

Mayor Bill Young seconded the motion.

Motion failed 2 – 2 (Commissioners Matt Guthrie and Nick Badwey voted against).

Commissioner Kendra Wilkinson moved to table the topic until the next meeting.

Mayor Bill Young seconded the motion.

Motion carried 4 – 0.

NEW BUSINESS

CONSIDERATION OF AN ORDINANCE GRANTING TO IDEATEK TELCOM, LLC A FRANCHISE AGREEMENT TO CONSTRUCT, OPERATE, AND MAINTAIN A TELECOMMUNICATIONS SYSTEM IN THE CITY OF EL DORADO, KANSAS

City Manager David Dillner stated that IdeaTek Telcom, LLC desires to construct a fiber optic network within the City’s public right-of-way. He stated that staff are requesting a franchise agreement which will provide regulations for the company for work in the right-of-way as well as a minor increase in revenue.

Commissioner Nick Badwey moves to approve Ordinance Number 1355 granting to IdeaTek Telcom, LLC, a franchise construct, operate, and maintain a telecommunications system in the City of El Dorado, Kansas.

Commissioner Kendra Wilkinson seconded the motion.

Roll Call Vote

Position No. 3	Commissioner Nick Badwey	Yes
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

DISCUSSION ITEMS

BEYOND BASEBALL PROPOSAL

EL DORADO CITY COMMISSION MEETING

July 19, 2021

City Manager David Dillner stated that after the cancellation of the Broncos season, staff received a phone call from the Pecos League to complete their season at McDonald Stadium. He stated that shortly after that we received a call from Beyond Baseball who would like to create a collegiate wood bat league and otherwise manage McDonald Stadium. The City would still be responsible for structural maintenance and mowing.

Commissioner Kendra Wilkinson asked if anyone has talked to the other cities who have these teams.

Kevin Wishart, Parks and Recreation Director, stated that he had not talked to other cities. He stated he had read some articles published about the league and it seems that he runs a good organization. He stated that as he understands it, this league would be all new teams.

Mayor Young asked staff to reach out and get some more information from cities who currently have this program.

The City Commission agreed to proceed with discussion.

REPORTS

CITY COMMISSION AND ADVISORY BOARD UPDATES

Commissioner Matt Guthrie moved to go forward with the recommendations of the sales tax committee after hearing feedback from a few members of the committee.

Commissioner Nick Badwey seconded.

Mayor Bill Young confirmed that the cemetery roads have already been done with street funds.

City Manager David Dillner stated that they were.

Mayor Young stated that by doing this, we would not be able to move forward with a larger project. He stated that his representative was okay with considering a larger project and being purposeful with the funding. He stated that he heard from several people who were appreciative of staff finding another method of paying for the cemetery roads.

Motion carried 4 – 0.

Commissioner Badwey stated that Mica Hunter is the new interim director of the library; they will be discussing her continuation as director at the September meeting. He stated that their book sale is in August.

Mayor Young stated that the stadium authority met this month. He stated that one of the members brought a product that could be used to help put stages on the field without damage so that we can hold concerts or other similar events.

CITY MANAGER REPORT

City Manager David Dillner stated that we need to amend the RNR hearing date, staff mistakenly put it on the wrong Monday and if we move forward, it would have to be held at a special meeting.

Commissioner Nick Badwey moved to hold the RNR hearing on September 7th at 6:30 p.m.

Commissioner Guthrie seconded the motion.

Motion carried 4 – 0.

EL DORADO CITY COMMISSION MEETING

July 19, 2021

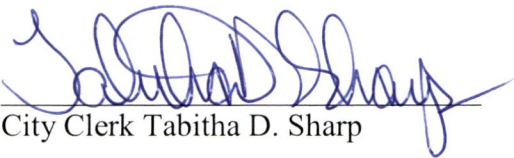
City Manager Dillner thanked city staff for working through the weekend and those who volunteered at the various events as well as the Crossmen, local bands and the baseball league who provided entertainment for our citizens.

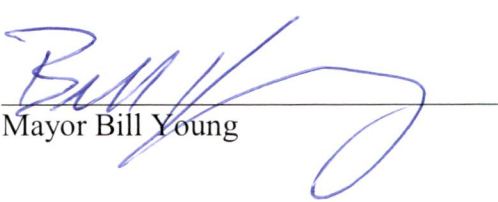
ADJOURNMENT

Commissioner Nick Badwey moved to adjourn the meeting at 8:27 p.m.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 4 – 0.


City Clerk Tabitha D. Sharp


Mayor Bill Young