

EL DORADO CITY COMMISSION MEETING

August 2, 2021

The El Dorado City Commission met in a regular session on August 2, 2021 at 6:30 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
David Wernli	101 N Main	El Dorado, KS
Jeff Christensen	142 N Main	El Dorado, KS

CALL TO ORDER

Mayor Bill Young called the August 2, 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.

PERSONAL APPEARANCES

Danielle Hollingshead and Kayla Williams, Adams Brown LLC, presented the 2021 audit results.

PUBLIC COMMENT

Mayor Bill Young opened the floor for public comments.

There were no comments.

CONSENT AGENDA

Approval of City Commission Minutes from July 19, 2021 and Special City Commission Minutes from March 24 and July 19, 2021.

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

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

OLD BUSINESS

AUTHORIZATION 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 after previous discussions with the City Commission, staff have returned with an alternate option for the downtown underground utilities project. He stated that the project could be paid as follows: Economic Development Sales Tax \$150,000, General Fund \$80,000, Major Street Fund \$50,000, Water Fund \$50,000 and Sewer Fund \$50,000.

Commissioner Kendra Wilkinson moved to authorize the City to participate in the underground utility project at a not-to-exceed cost of \$380,000, and authorizes the use of up to \$150,000 from the Economic Development Sales Tax Fund, with the remaining project expenses to be paid from the fund balance of the General, Water and Sewer Funds at the City Manager's discretion.

Commissioner Gregg Lewis seconded the motion.

Commissioner Nick Badwey asked how they can justify the use of economic development sales tax funds for a project like this if the report states that the economic impact will be minimal.

City Manager Dillner stated that there are many ways to see benefit from a project like this, but the City will likely not see an increase in sales tax dollars as a result of this project. He stated that there is no policy that states that there has to be a return on investment, and prior uses illustrate that as well.

Motion carried 3 – 2 (Commissioners Guthrie and Badwey voted against).

PUBLIC HEARINGS

PUBLIC HEARING TO CONSIDER COMMENTS REGARDING THE CLOSEOUT OF COVID COMMUNITY DEVELOPMENT BLOCK (CDBG-CV) GRANTS

City Manager David Dillner stated that the City received a Community Development Block Grant allocation for COVID relief. He stated that we were able to distribute fourteen grants to local businesses, helping to retain 61 local jobs. He stated that it is time to close out the grant and we must hold a public hearing to do so.

Mayor Bill Young opened the public hearing.

There were no comments.

Mayor Young closed the public hearing.

Commissioner Matt Guthrie moved to authorize the Mayor to execute all documents related to the closure of the Community Development Block Grant 20-CV-080.

Commissioner Nick Badwey seconded the motion.

Motion carried 5 – 0.

NEW BUSINESS

APPROVAL OF CHANGE ORDER NO. 2 WITH APAC – KANSAS, INC., IN THE AMOUNT OF \$108,841 FOR THE ADDITION OF PINE STREET FROM WASHINGTON TO TAYLOR AND 3RD AVENUE FROM ORCHARD TO OIL HILL TO THE 2021 MILL AND OVERLAY PROGRAM

City Engineer Scott Rickard stated that this project is being funded through street sales tax funds that were remaining after the Trafficway project was approved and came in well under estimates. He stated that staff are recommending the addition of Pine Street from Washington to Taylor and 3rd from Orchard to Oil Hill for an additional cost of \$108,841.

Commissioner Nick Badwey moved to authorize change order number two with APAC Kansas on project No. 582.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

**AUTHORIZATION TO PARTICIPATING IN A CITY CONNECTING LINK
IMPROVEMENT PROGRAM PROJECT WITH THE KANSAS DEPARTMENT OF
TRANSPORTATION**

City Engineer Scott Rickard stated that staff are requesting that the Commission authorize an application to the State of Kansas to combine a street project on South Main from Central to the railroad with a project that was approved last year for Central Avenue from Taylor to Griffith. He stated that the State is in favor of combining the projects, they just need the form submitted stated that the City can cover the ten percent match.

Commissioner Gregg Lewis moved to authorize the Mayor to sign and submit KDOT form 1302 for the preservation project of South Main from South City Limits to Central Avenue and Central Avenue from Taylor Street to Griffith Street.

Commissioner Matt Guthrie seconded the motion.

Motion carried 5 – 0.

**AUTHORIZATION TO DONATE CERTAIN REAL PROPERTY TO THE LAND BANK
OF THE CITY OF EL DORADO, KANSAS**

City Manager David Dillner stated that the City of El Dorado owns 10.34 acres on the west side of Garcia Court behind Pioneer Balloon. He stated that we would like to place that property in the land bank. He stated that the City has been approached to build a spec building. During the time that the building is empty, it will be in the land bank and exempt from property taxes. Once the building has an occupant, the property will be withdrawn from the land bank. He stated that the City will not enter into an agreement for the building until a later date.

Commissioner Matt Guthrie asked why the property wasn't already in the land bank.

City Manager David Dillner stated that many of our properties are not in the bank yet, but we will place them in the land bank as we are able to do so.

Commissioner Matt Guthrie moved to authorize the conveyance of a tract of real property in the North Industrial Park as presented by the City Manager and legally described in the Warranty Deed to the Land Bank of the City of El Dorado, Kansas.

Commissioner Gregg Lewis seconded the motion.

Motion carried 5 – 0.

**APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH TREKK
DESIGN GROUP FOR THE PURPOSES OF PROVIDING SANITARY SEWER FLOW
MONITORING AT A NOT-TO-EXCEED COST OF \$69,000**

City Engineer Scott Rickard stated that staff have discussed with TREKK the process of monitoring the flow and velocity of the sewer collection system. He stated that this will help us understand where we need larger capacity and where other issues exist. He stated that this project will help the City realize opportunities for expansion and growth.

Commissioner Nick Badwey asked how long they would monitor.

City Engineer Rickard stated that they would monitor for 60 days with another 30 day option. He stated that rain gauges would be placed around the City to monitor inches of rain and intensity.

Commissioner Matt Guthrie authorized the City manager to execute the contract with TREKK Design Group, LLC to conduct flow monitoring of our sanitary sewer system.

Commissioner Gregg Lewis seconded the motion.

Motion carried 5 – 0.

AUTHORIZATION TO PROCEED WITH PRELIMINARY ENGINEERING OF PUBLIC INFRASTRUCTURE FOR THE DEER RUN ADDITION

City Engineer Scott Rickard stated that staff are requesting approval for three resolutions providing for the development of the Deer Run Addition including water mains, sanitary sewer extension and paving extensions. He stated that the total costs will be

Commissioner Nick Badwey moved to approve Resolution No. 2827, a resolution determining the advisability of the making of certain internal improvements in the City of El Dorado, Kansas; making certain findings with respect thereto; and authorizing and providing for the making of improvements in accordance with such findings (Sanitary Sewer Improvements/Deer Run Addition/Project No. 591).

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

Commissioner Nick Badwey moved to approve Resolution No. 2828, a resolution determining the advisability of the making of certain internal improvements in the City of El Dorado, Kansas; making certain findings with respect thereto; and authorizing and providing for the making of improvements in accordance with such findings (Paving Improvements/Deer Run Addition/Project No. 590).

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

Commissioner Nick Badwey moved that Resolution No. 2829, a resolution authorizing improvements to the city public water supply system; and providing for the payment of the costs thereof.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

REPORTS

CITY COMMISSION AND ADVISORY BOARD UPDATES

Commissioner Matt Guthrie asked for an update on the bike path extension.

City Engineer Scott Rickard stated that we were still waiting on permission from the railroad.

Commissioner Guthrie stated that he thought people were camping in the area. He asked if there had been progress on the address on South Ellet.

Commissioner Kendra Wilkinson stated that she followed up on it earlier today and he had a court date today.

Commissioner Guthrie stated that a friend of his received a visit from the Code Enforcement Officer who asked him to unhook his RV. He asked what the requirement were for an RV in the city limits.

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City Engineer Rickard stated that you are not allowed to camp in the city limits, the RV must be parked on a concrete pad, and you can only live in one while you make repairs to an existing residence.

Commissioner Guthrie stated that the Experience El Dorado Committee met and the 150th is coming up quickly. He stated that they are looking for volunteers for the event. He also stated that the jet ski races will be at the end of August.

Commissioner Gregg Lewis stated that there are people going in and out of the house on Central that is for sale but is red stickered.

Commissioner Wilkinson stated that the parks and recreation board met and the pool closes this weekend and spray parks close in September. She stated that the pool had a daily attendance of 126 swimmers. She stated that they have received some concerns about animals at the ball parks and asked staff to look into the issue. She stated that sign-ups for fall recreation are due August 6th. She stated that they are still dealing with vandalism issues. Riverview Park playground equipment will be installed soon, Graham Park will also receive new playground equipment soon.

Commissioner Guthrie asked if the pool was scheduled to close or if there is an issue.

Commissioner Wilkinson stated that it is scheduled.

Mayor Bill Young reminded citizens that kids will be headed to school next week and encouraged residents to watch the school zones and for children crossing streets on their way to school.

Mayor Young stated that he would be absent at the next Commission meeting.

CITY MANAGER REPORT

City Manager Dillner stated that sales tax was up again in July. He stated that we are on track for another record year.

City Manager Dillner stated that we have received the first half of the American Rescue Plan funds. He stated that we will invest those funds until we decide how to move forward. He encouraged citizens to fill out the ARPA survey on the City's website.

City Manager Dillner stated that tomorrow is National Night Out and encouraged citizens to come to East Park and participate in the event.

City Manager Dillner stated that the free chlorine disinfection began today and will go until the end of the month. KDHE recommends this treatment to ensure high quality water. He stated that the water is safe to drink.

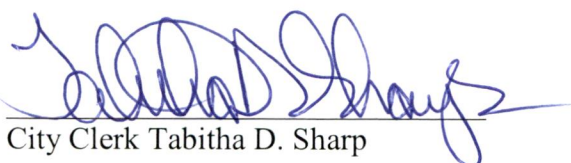
City Manager Dillner encourage people who would like to participate in the upcoming 150th celebration to contact City Hall.

ADJOURNMENT

Commissioner Nick Badwey moved to adjourn the meeting at 7:40 p.m.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 4 – 0.



City Clerk Tabitha D. Sharp



Vice Mayor Gregg Lewis