



EL DORADO CITY COMMISSION – REGULAR MEETING AGENDA
CITY HALL – 220 E. FIRST AVENUE
October 4, 2021 – 6:30 PM

1. **Call to Order**
2. **Roll Call**
3. **Invocation – [Father John Lanzrath - Saint John Catholic Church](#)**
4. **Pledge of Allegiance**

Proclamations and Recognition

5. [National Clergy Appreciation Month](#)

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. None

8. 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.*)

9. Approval of [City Commission Minutes from September 20, 2021](#) and [Special City Commission Minutes from September 15, 2021](#)

Public Hearing

12. Condemnation Hearing concerning 624 North Atchison St
13. Condemnation Hearing concerning 513 West 5th Ave.
14. Condemnation Hearing concerning 519 West 5th Ave.
15. Condemnation Hearing concerning 814 North Railroad St.
16. Condemnation Hearing concerning 320 West Towanda Ave.

Old Business

17. None

New Business

18. [Consideration of a motion authorizing the purchase and installation of an ultraviolet disinfection system for the Water Reclamation Facility](#)

19. Consideration of a Resolution of findings concerning the proposed condemnation of 624 North Atchison St.
20. Consideration of a Resolution of findings concerning the proposed condemnation of 513 West 5th Ave.
21. Consideration of a Resolution of findings concerning the proposed condemnation 519 West 5th Ave.
22. Consideration of a Resolution of findings concerning the proposed condemnation 814 North Railroad St.
23. Consideration of a Resolution of findings concerning the proposed condemnation 320 West Towanda Ave.
24. Consideration of a Resolution authorizing the offering for sale of general obligation refunding and improvement bonds

Discussion Items

25. None

Reports

26. City Commission and Advisory Board Updates
27. City Manager

Executive Session

28. None

Adjournment

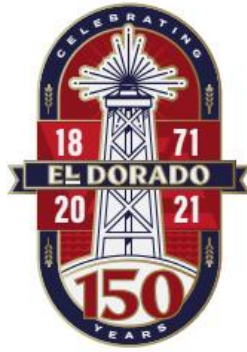
29. Consideration of a motion to adjourn the October 4, 2021 regular meeting

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, the service provided by pastors and their families is unique – they safeguard the spiritual well-being of the members of their congregation and reach out to the surrounding community; and

WHEREAS, pastors invest themselves and the majority of their family's lives in the ministry, facing the pressure of sometimes unrealistic expectations to be the "ideal role model" for their congregation, to be available whenever a member needs assistance, to have all the answers, and to provide counseling, comfort, and instruction under intense pressure to "be right"; and

WHEREAS, because a pastor represents many things to a congregation – leader, spiritual guide, visionary, shepherd, overseer, teacher, and preacher – the month of October is set aside as **Pastor Appreciation Month** and the second Sunday in October is designated as **Pastor Appreciation Day**; and

WHEREAS, it is appropriate for the El Dorado community to set aside a special time to recognize and affirm the blessings El Dorado area pastors are to their congregations:

"And I will give you pastors according to mind heart, which shall feed you with knowledge and understanding." (Jeremiah 3:15, King James Version).

NOW, THEREFORE, I, BILL YOUNG, MAYOR of the City of El Dorado, do hereby proclaim the month of October as

NATIONAL CLERGY APPRECIATION MONTH

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 4th day of October, 2021.

Seal

Mayor Bill Young

Tabitha Sharp, City Clerk

EL DORADO CITY COMMISSION MEETING

September 20, 2021

The El Dorado City Commission met in a regular session on September 20, 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, City Manager David Dillner, Finance Director Alyssa Warner, City Engineer Scott Rickard and City Clerk Tabitha Sharp. Absent: City Attorney Ashlyn Lindskog.

VISITORS

Curt Zieman	128 N Vine	El Dorado, KS
Syndee Scribner	826 W 4 th	El Dorado, KS
Jason Patty	220 E 1 st Ave	El Dorado, KS
Leon Leachman	El Dorado Main Street	El Dorado, KS
Phil Benedict	El Dorado Chamber of Commerce	El Dorado, KS
Emily Connell	El Dorado Main Street	El Dorado, KS

CALL TO ORDER

Mayor Bill Young called the September 20, 2021 meeting to order.

INVOCATION

Pastor 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 City Commission Minutes from September 7, 2021 and Special City Commission Minutes from August 11, 2021.

Approval of a cleaning contract beginning October 1, 2021.

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

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 4 – 0.

PUBLIC HEARINGS

2022 BUDGET HEARING AND ADOPTION

City Manager David Dillner gave a brief presentation on the budget process and the proposed budget for 2022. He stated that staff have presented the Commission with a budget that includes the increase in the mill levy of 1.8 mills in order to fund the two additional positions in Parks and Recreation. He stated that the total budget authority being requested for all funds is \$33,549,287 which includes fund balances which are not planned to be spent.

Mayor Bill Young opened the public hearing.

There were no comments.

Mayor Young closed the public hearing.

Commissioner Kendra Wilkinson moved to approve Ordinance No. S-1332, an ordinance attesting to an increase in tax revenues for budget year 2022 for the City of El Dorado, Kansas.

Commissioner Matt Guthrie seconded the motion.

Motion carried 5 – 0.

NEW BUSINESS

TRANSPORTATION ALTERNATIVES GRANT

City Engineer Scott Rickard stated that as was discussed at the work session last week, the City had previously been awarded a grant to extend the bike path, but we have been unable to receive approval from BNSF. He stated that staff are requesting to withdraw the application and resubmit in the future.

Commissioner Nick Badwey moved to withdraw the current request from the Transportation Alternatives grant and resubmit the application for a different location.

Commissioner Matt Guthrie seconded the motion.

Commissioner Matt Guthrie asked what the timeline would be for the future application.

City Engineer Scott Rickard stated that staff will get together to determine the best alternative and bring it back to the Commission when the grant cycle opens again in the spring of 2022.

Motion carried 5 – 0.

EMPLOYEE BONUS PROGRAM

City Manager David Dillner stated that as previously discussed in a work session, staff have worked above and beyond normal service delivery expectations over the last year. He stated that their dedicated service has kept public services operating while being exposed to the virus because we are unable to perform the majority of our tasks from home. He stated that staff are recommending a bonus for each employee for a total of up to \$300,000 to be paid from the General Fund balance.

Commissioner Gregg Lewis moved to accept the recommendation of staff and approve up to \$300,000 towards an employee bonus program.

Commissioner Matt Guthrie seconded the motion.

Commissioner Matt Guthrie clarified that these funds come from the American Rescue Plan.

City Manager Dillner stated that they would come from the lost revenue being put back into the General Fund using the American Rescue Plan funds.

Commissioner Guthrie stated that he felt that this was one of the best uses of these funds after all that our staff have been through over the last year and a half.

Mayor Bill Young agreed, he stated that we wouldn't be in the position we were today without the work of staff and as this is one of the allowed purposes of that money, he felt it was a good use of the funds as well.

Motion carried 5 – 0.

REPORTS

CITY COMMISSION AND ADVISORY BOARD UPDATES

Commissioner Kendra Wilkinson thanked staff and the citizens for a great time on the 150th.

Commissioner Nick Badwey stated that the library board met last week and have officially appointed Mica Hunter as the new library director. He stated that Friends of the Library had their book sale and it was very successful. He stated that the stained glass windows that were taken down before the remodel have been re-hung and they look great.

Commissioner Matt Guthrie stated that he would like to echo Commissioner Wilkinson's comments on the 150th, he stated that he had a great time.

Commissioner Guthrie stated that he was approached by a citizen regarding the pit bull ordinance asking if we could take the extra portions of that ordinance out of the law. He asked if staff could look at it and bring it back to the Commission.

EL DORADO CITY COMMISSION MEETING

September 20, 2021

Commissioner Guthrie stated that he went to the tent rally last Sunday and stated that it was a great event.

Mayor Bill Young stated that the he received a lot of comments about the tent rally and how great it was.

Mayor Young stated that he is appreciative of the work that staff did for the 150th, he stated that it was awesome and he looks forward to the next event.

CITY MANAGER REPORT

City Manager David Dillner stated that we have been asked many times about if we plan to do 150FEST again. He stated that staff are meeting this week to plan another event next year. He stated that we will return with that information at a later date.

ADJOURNMENT

Commissioner Nick Badwey moved to adjourn the meeting at 6:53 p.m.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

City Clerk Tabitha D. Sharp

Mayor Bill Young

EL DORADO CITY SPECIAL COMMISSION MEETING September 15, 2021

The El Dorado City Commission met in special session on September 15, 2021 at 5:00 pm at 220 E 1st Avenue with the following present: Mayor Bill Young, Commissioner Matt Guthrie, Commissioner Kendra Wilkinson, City Manager David Dillner, City Engineer Scott Rickard and City Clerk Tabitha Sharp. Absent: Commissioner Nick Badwey and City Attorney Ashlyn Lindskog

VISITORS

Curt Zieman	128 N Vine	El Dorado, KS
Syndee Scribner	826 W 4 th	El Dorado, KS
Alyssa Warner	220 E 1 st Ave	El Dorado, KS

CALL TO ORDER

Mayor Bill Young called the September 15, 2021 Special City Commission meeting to order at 5:00 p.m.

ITEMS TO BE PLACED ON THE REGULAR AGENDA

The City Commission reviewed the items to be placed on a future agenda.

ITEMS FOR PRESENTATION AND DISCUSSION

EMPLOYEE BONUS PROGRAM

City Manager David Dillner presented the City Commission with a proposal to use general fund dollars to provide a bonus to all city employees. These funds could later be replaced by American Rescue Plan Funds that will be transferred to the General Fund as part of the revenue replacement portion of the ARP Act.

The City Commission agreed to place the item on the next regular agenda.

BIKE/PEDESTRIAN PATH GRANT

City Engineer Scott Rickard stated that staff had been struggling to get the support of the railroad for the third phase of the bike path funded by the KDOT Alternative Transportation grant. He stated that KDOT needs to spend the funds soon, and so staff are requesting a different approach to the project. He stated that staff are recommending the current application be withdrawn and a new application for a new area be submitted.

The City Commission agreed to vote on this item at their next meeting.

TRUCK ROUTES AND PARKING

City Manager David Dillner stated that staff have been contact by the Holiday Inn again with a request that we allow semis to park on the road to the south of their hotel. He stated that he and the Police Chief met with the manager to discuss the rationale for not allowing trucks as previously discussed by the Commission.

The Commission agreed that the rules for truck parking should remain the same.

City Engineer Scott Rickard reminded the Commission that the City had received a grant from KDOT funding a truck route study. They are currently collecting information on our signs and truck volume and will bring us information on where we can make improvements in the future.

CODE OF PROCEDURE

City Manager David Dillner provided the Commission with a new code of procedure for their meetings. He stated that this procedure would help the Commission take time to make decisions instead of doing something off the cuff without the proper information. He asked them to review it and they could discuss it at a future meeting.

ITEMS ALREADY PLACED ON THE REGULAR AGENDA

City Manager David Dillner reviewed the items on the next agenda.

COMMISSION REPORTS

Commissioner Kendra Wilkinson asked if the Commission can change the code enforcement process.

City Manager David Dillner stated that they could not do less than what is required by State law, but they could talk to the judge about being timelier. He stated that the Commission should decide if they want to move more towards fixing the problem instead of just penalizing the citizen.

Commissioner Matt Guthrie stated that he would like to look at using some of the ARPA funds to help the schools with testing.

City Manager Dillner stated that it is an acceptable use of the funds, but that the school had received their own funds for that purpose.

City Clerk Tabitha Sharp stated that a school board member had informed her that the supplies had been ordered, the school was just waiting on delivery.

Mayor Bill Young thanked staff for all of their work on the 150th celebration.

ADJOURNMENT

Commissioner Matt Guthrie moved to adjourn the meeting at 6:29 p.m.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 4 – 0.

City Clerk Tabitha D. Sharp

Mayor Bill Young

TO: City Commission
FROM: Jason Patty, Public Utilities Director
SUBJ: UV Disinfection Upgrades Wetlands and Water Reclamation Facility
DATE: September 27, 2021

Background:

Disinfection of wastewater effluent is required by the City's wastewater discharge permit. While the new treatment plant was built in 2007, the current disinfection system was originally installed at the old site in the year 2000. We have redundancy within our disinfection process that will allow the City to accomplish the upgrades in two phases. The HMI screen interface is getting pixilated and more difficult to operate, all the while the availability of parts for the units themselves are becoming obsolete and nonexistent. Technology continues to improve and these new units are expected to be 30% more energy efficient.

To that end, the City has received a quote from Environmental Process Equipment Company to remove our current equipment and install the phase one UV disinfection upgrades to include disinfection for 3 MGD capacity as well as a new HMI.

Project Schedule:

There is a 16 week lead time for equipment upon accepting the bid with completion of work expected within the first quarter of 2022.

Strategic Plan:

Infrastructure - *The City invests in its public infrastructure to ensure that the community has the most basic resources necessary to thrive and prosper.*

- Adopt and implement a **multi-year Capital Improvement Plan** that provides for the replacement of existing public infrastructure while also providing a mechanism for growth opportunities.
- Continuously **evaluate public facilities** to ensure that such facilities receive proper investment for maintenance, and facilitate the planning of new or renovation of such facilities when needed to maintain service delivery.
- Develop a long-term finance plan to prudently manage and pay off debt obligations associated with **water storage capacity** at El Dorado Lake.

Economic Development – *The City actively works to create an environment that facilitates capital investment, produces jobs, and increases the tax base of the community.*

- Facilitate the **proactive recruitment of industrial development opportunities** that leverage El Dorado's physical and intangible assets.
- Market El Dorado's **industrial and business parks** as prime sites for development opportunities.

Attachments:

Scope and Quote

Policy Issue:

The Commission must authorize the City Manager to sign the contract.

Alternatives:

Per City discharge permit regulations UV disinfection is required. Running this equipment to failure assumes the risk of not finding parts for repair and violating the discharge permit.

Fiscal Impact:

A lump sum fee of \$189,643.00 to be paid out of the Sewer Budget in 2022.

Staff Recommendation:

Proceed with the plan to replace phase one UV disinfection.

Commission Actions:

Commissioner _____ moved to authorize the City Manager to execute the contract with Environmental Process Equipment Company for the purpose of UV disinfection upgrades at the Wetlands and Water Reclamation Facility.

Commissioner _____ seconded the motion

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[Next Item](#)

UltraWipe® cleaning mechanism - automatic acid assisted mechanical cleaning system

Operation

The UltraWipe cleaning mechanism reduces the frequency of manual cleanings as well as guarantees constant quality of UV disinfection between manual cleanings.

Deposits present in the fluid may influence the UV disinfection process causing a reduction in the disinfection efficiency. It is important that the quartz sleeves and UV monitor remain clean to guarantee reliable operation and performance.

The UltraWipe is built into the system in combination with the automatic cleaning mechanism with the objective of removing deposits and mineral staining associated with scaling or insoluble salts are present. Any precipitated layer of these salts can be successfully removed from the quartz sleeves and UV monitor without interrupting the disinfection process. With this system, the internal piston pump injects cleaning solution around the quartz sleeves from an external reservoir.

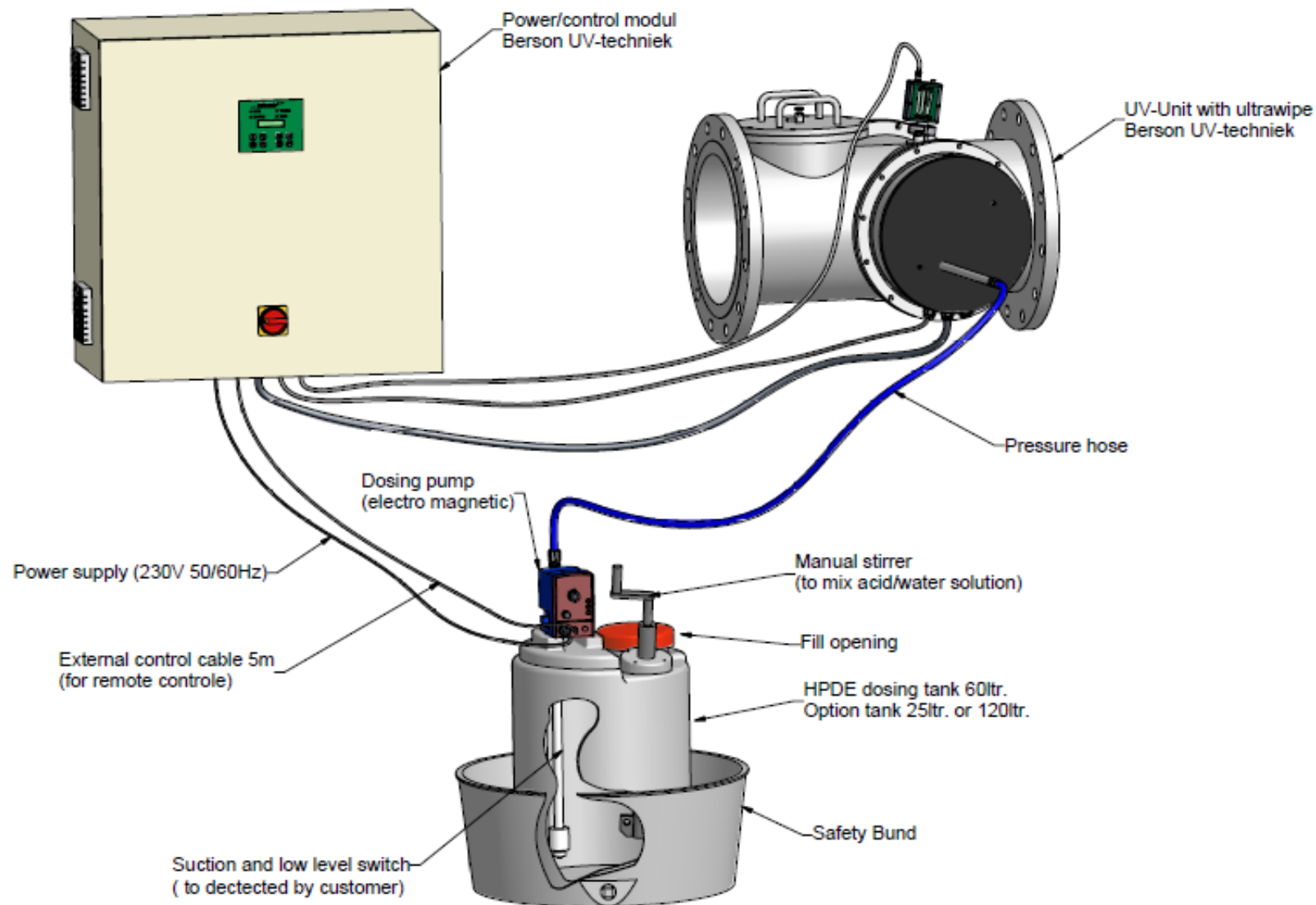
Description

The UltraWipe cleaning mechanism uses about 20 mLs of suitable food grade acid (5% to 10% citric acid or similar) per sleeve each cleaning which allows the acid solution to encircle the full length of the quartz sleeves during each user adjustable timed wiping stroke. The resulting acid addition does not exceed 1 ppm to the stream at any point.

This unique system quickly reduces all types of fouling, including thermally enhanced precipitation (chemical) of chemicals in solution and particle impaction (mechanical) of sediment solids in the liquid. The usage rate is determined by the plant based upon the automatic mechanical wiper setting in the control panel.

Frequency of cleaning varies from once every 10 minutes to once every 24 hours. The cleaning operation starts with a signal in the control module and is stopped by a means of magnetic switches. The system is secured with thermic relays, switching off the power supply to the electromotor in case of obstruction of the wiper yoke. The UltraWipe cleaning mechanism is equipped with an immediate wipe button and a wipe counter.

Depending on the size of the system and on site storage requirements, components for storage and feed of chemical cleaning can range from a three gallon size container and tubing to a large storage tank to hold the chemical solution. The larger systems may be coupled with a gravity feed or booster pump to deliver the chemical to the UltraWipe connection shaft on the UV chamber.





Example of the Pressurized Ultra Wipe® chemical storage and distribution pump as a new system is being installed.



UltraWipe
Acid
distribution
ring going to
each wiper ring

Acid solution is applied between each wipers two seals in order to ensure the right acid concentration is maintained on the quartz sleeve at all times throughout the UltraWipe cleaning stroke. It both cleans and lubercates the connection ensuring the cleanest sleeves and the optimal wiper condition.



2250 N. Rock Rd; Suite 118-253
Wichita, KS 67226
Phone: 316-866-2888
www.epecwater.com

Environmental Process Equipment Company

To: Jason Patty
Company: City of El Dorado WWTP
Project: Aquionics UV Upgrade

Quote No.: 09092101
Date: September 9, 2021

Parameters:

Water Evaluation: 65 % transmittance in a 1cm light path at 253.7nm (assumed)
Flowrate: 3 MGD peak
TSS: <30 mg/l
Disinfection: 3 log E. coli removal
Dose: >25 mJ/cm²

Equipment Selection & Design:

Unit: Proline WW IL 5000
Quantity: 1
Each Unit/Train Treats: 3 MGD

Lamp Type: B4035E+ Medium Pressure
No. Lamps per Unit: 8
Lamp Configuration: Horizontal and perpendicular to flow

Included Features:

-Each unit comes complete with automatic quartz cleaning system with Ultrawipe chemical assist, UV sensor, temperature sensor, access hatch and automatic lamp variable power control via electronic ballast (35-100% output).

Power & Controls:

-Standard power and controls are housed in one free standing epoxy coated steel cabinet per chamber. Cabinets are NEMA 12 rated, suitable for indoor installation.

-AB PLC wall mounted panel with HMI for flow pacing control of UV units and valves (NEMA 12).

Electrical Data: 480 V / 3- phase / 60Hz

Connections: 14" ANSI flanges

Spares: 8 lamps, sleeves, wiper rings
16 O-rings.

Existing Equipment Removal and New Equipment Installation:

- The installation is based on changing out one train at a time.
- Remove old panels and install new panel.
- Remove old chamber and install new chamber.
- Remove old Main PLC Panel and install new Main PLC Panel.
- Piping Modifications to allow for installation in existing layout.
- Removal of old lamp wires and control wires.
- Installation of new lamp wires and control wires (in existing conduit) not including existing SCADA control wires.

Price:

\$189,643.00

Including:

- Startup commissioning services- 1 trips, 4 days total.
- Freight to site.

Not including:

- Taxes.
- Permits.
- Disposal of old equipment.
- Existing SCADA system upgrades.
- Offloading of the equipment.

Terms:

- 90% Net 30 Days due at delivery (10% Net 30 Days retainage due after startup).
- Quote valid for 60 days.
- Freight is ocean with CPT (Carriage Paid To) Terms.
- Delivery approx. 12-16 weeks.

Accepted By: _____

Title: _____

Date Accepted: _____

Aquionics Scope of Supply

Chamber	
Proposed UV Reactor	ProLine WW IL 5000
Number of Reactors and Configuration	1 (Additional unit in parallel for future)
Lamp Type	B4035E+
Lamp Power	4 kW
Number of Lamps (each unit)/Orientation	8/Horizontal and Perpendicular to Flow
Lamp Life (hrs)	10,000
Operating Pressure (max)	10 bar (145 psi)
Reactor/Wetted Parts Material	316L Stainless Steel, High Purity Quartz, Teflon and EDPM
Reactor Connection	14" ANSI
Calibrated dry UV Intensity Sensor	(1) Included per unit
Wiper	Automatic, Electric Motor
UV Chamber Dimensions	32" long x 35.5" wide
3 rd Party Validation or Sizing Protocol	Calculated Average Dose combined with CFD
Cabinet	
Proposed UV Cabinet	ProLine WW IL 5000
Number and type of Power/Control Cabinets	1, free standing combined cabinet
Lamp Driver Type	Electronic (variable output 35%-100%)
Max Power Consumption (each unit)	35 kW
Power/Control Cabinet Dimensions	83 x 47.5 x 23.6 (HxWxD)
Material & Color	Painted Steel; RAL 7035
Cabinet Protection	NEMA 12 (IP54) - Indoor
Power Supply	480V, 3Ph, 60Hz
Controller	Allen Bradley 850 PLC and HMI interface
Operating Environment	40-95°F, 0-85% humidity (non-condensing)
Cable included	30 ft – Lamp, temp sensor, UV sensor, limit switches
Cabinet Labeling	UL 508A
Optional - Master PLC Cabinet	
Number, type and dimensions	1 wall mounted –31.5"x 31.5" x 11.8" (HxWxD)
Cabinet Protection & Material/Color	NEMA 12 (IP54) - Indoor Painted Steel; RAL 7035
Power Supply	120V 1L+N 60Hz
Controller	Allen Bradley 850 PLC with Ethernet & HMI including UPS
Cabinet Labeling	UL 508A

A

B

C

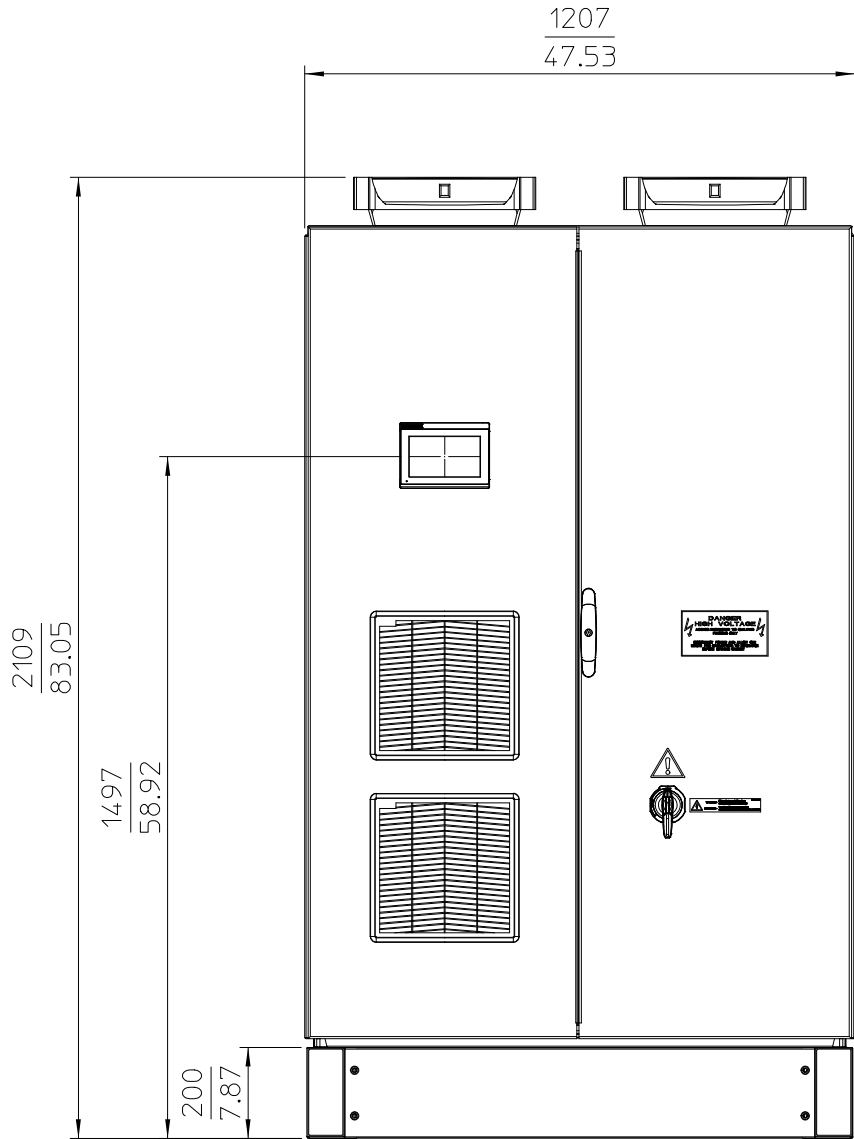
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A

B

C

D



DIMENSION KEY:
MILIMETRES
INCHES

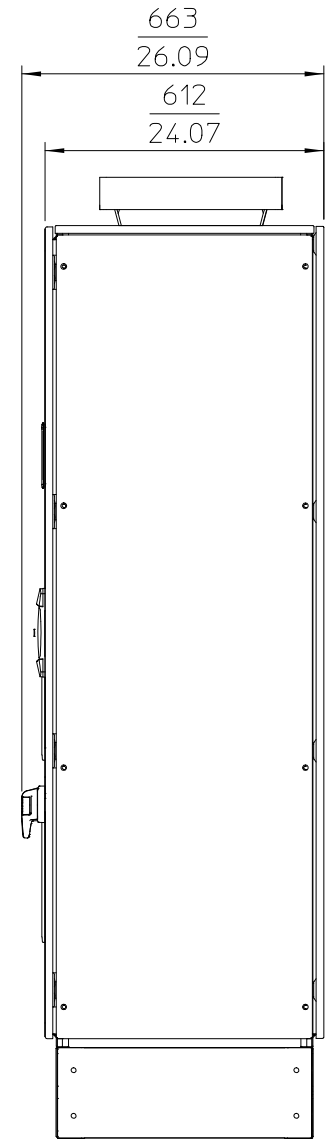
ALLOW 1.2mtr (48")
IN FRONT OF DOOR
FOR SERVICE ACCESS

NOTES:

MATERIAL AND FINISH-
CARBON STEEL
POLYESTER POWDER COATED (COLOUR RAL 7035)
PROTECTION IP54 / NEMA 12
AMBIENT TEMPERATURE +5°C TO +35°C
RELATIVE HUMIDITY <85% n.c.

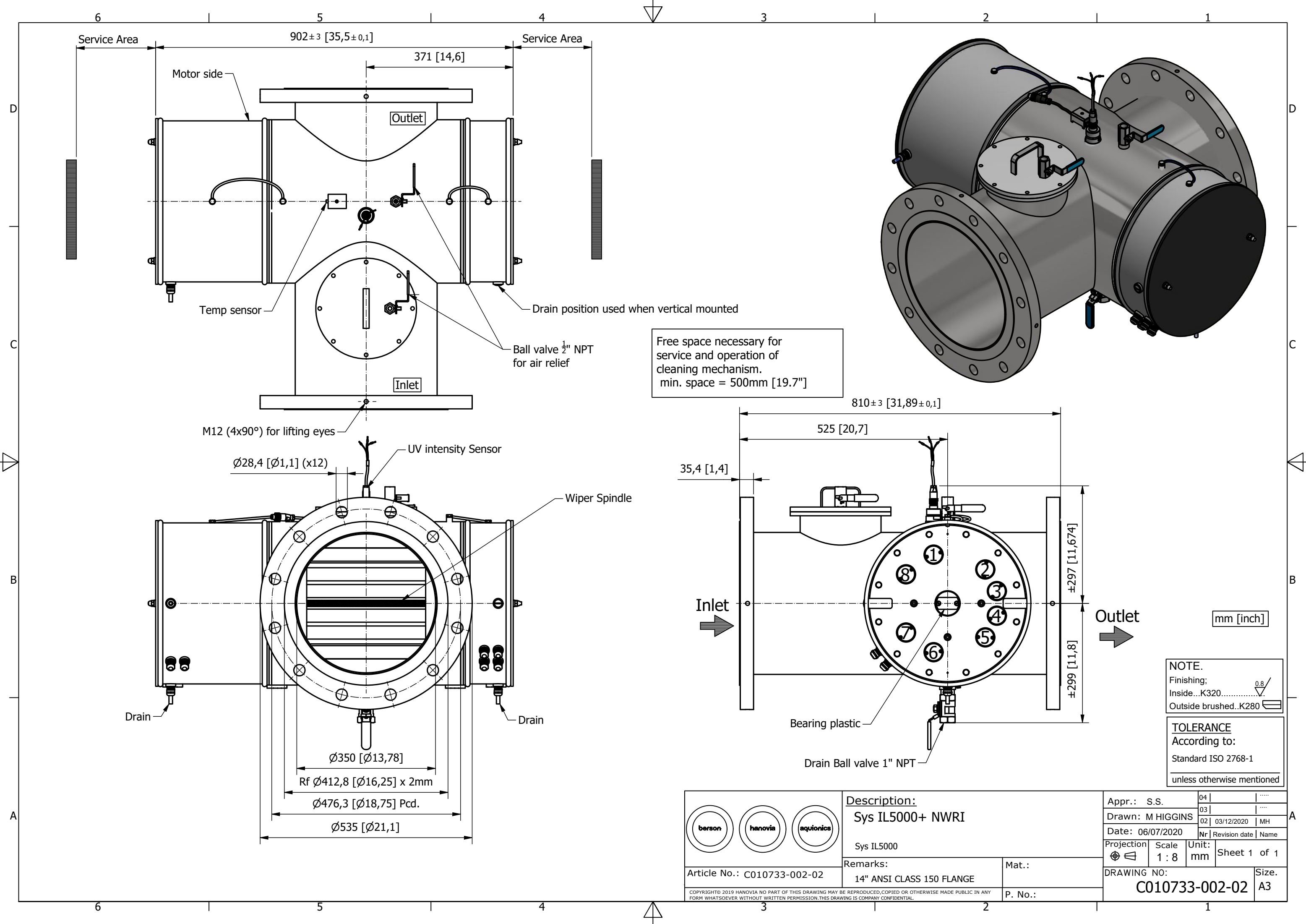
WEIGHT 310Kg

UL508A LISTED OPTION



TITLE:- CABINET OUTLINE C/STL FANS		DRN	I.R.	DATE	05/10/2020
USED ON:- AB850 IL4000, IL4500, IL5000		CKD	J.R.	APPRD	J.R.
THIS DRAWING IS THE COPYRIGHT OF HANOVIA LTD. AND IS COMPANY CONFIDENTIAL. IT MUST NOT BE COPIED, REPRODUCED OR OTHERWISE MADE USE OF WITHOUT THE COMPANY'S WRITTEN PERMISSION.				DRAWING No:- 820265-0001-02	

REF. DRGS.	ISSUE	DATE	CN No.	MOD OR AMENDMENT
1				2
				3
				4



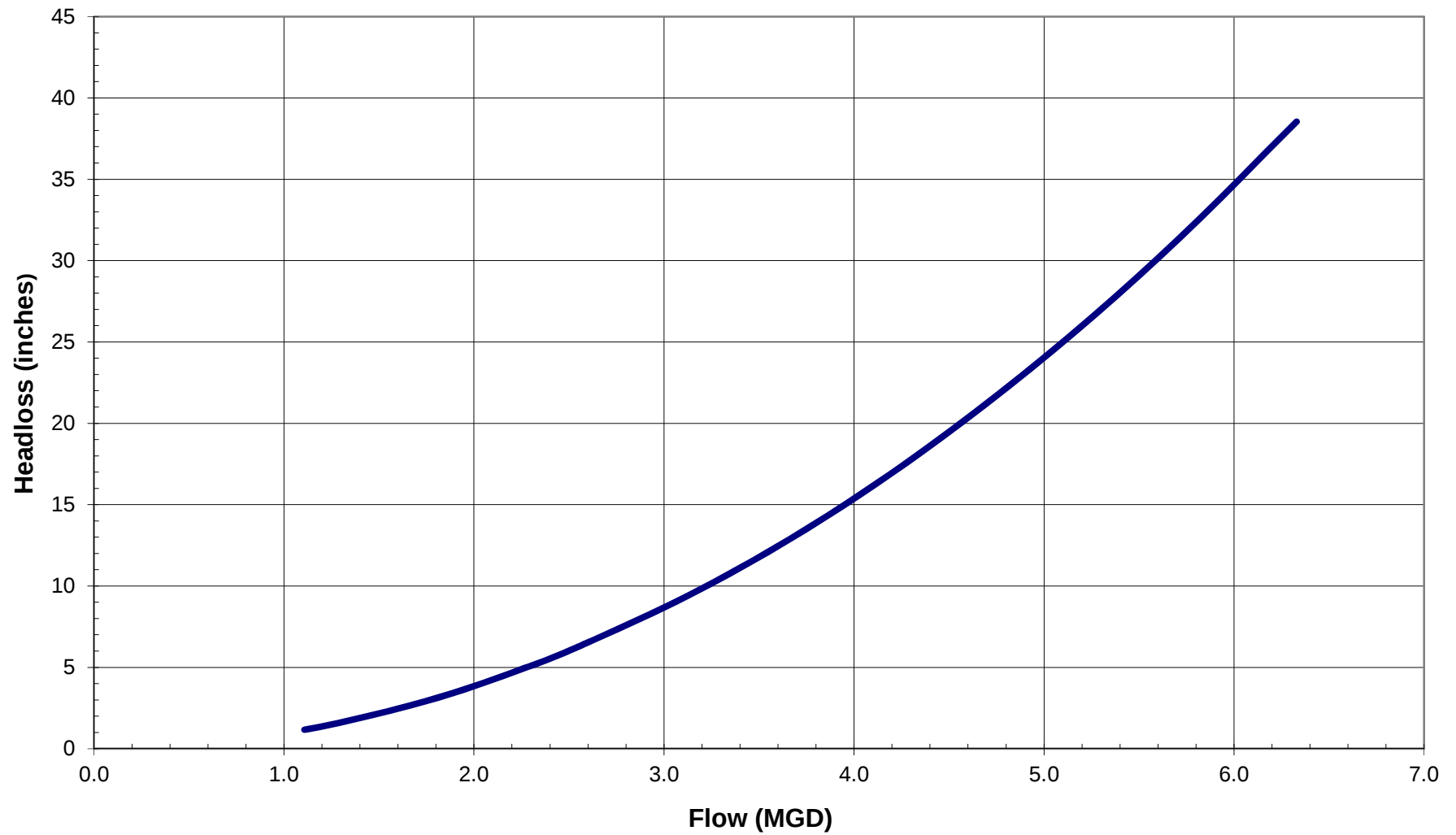
Free space necessary for service and operation of cleaning mechanism.
min. space = 500mm [19.7"]

NOTE.
Finishing:
Inside...K320.....
Outside brushed..K280.....

TOLERANCE
According to:
Standard ISO 2768-1
unless otherwise mentioned

	Description:		Appr.: S.S.		04	
	Sys IL5000+ NWRI		Drawn: M HIGGINS		03	
	Sys IL5000		Date: 06/07/2020		02	03/12/2020 MH
	Remarks:		Projection	Scale	Unit:	Name
Article No.: C010733-002-02		Mat.:	1 : 8	mm	Sheet 1 of 1	
14" ANSI CLASS 150 FLANGE		P. No.:	DRAWING NO:		Size.	
COPYRIGHT© 2019 HANOVIA NO PART OF THIS DRAWING MAY BE REPRODUCED, COPIED OR OTHERWISE MADE PUBLIC IN ANY FORM WHATSOEVER WITHOUT WRITTEN PERMISSION. THIS DRAWING IS COMPANY CONFIDENTIAL.			C010733-002-02		A3	

ProLine WW IL 5000 Headloss Curve



TO: City Commission
FROM: Scott Rickard
SUBJ: Dilapidated Homes-Public hearing
DATE: September 27, 2021

Background:

In an effort to address dangerous and unfit structures, staff has determined from our red tagged homes list, 5 homes that an ultimate resolution needs to be addressed. Those homes are 624 N Atchison, 513 W 5th, 519 W 5th, 814 N Railroad & 320 W Towanda.

The property at 626 W Carr has been removed from this list since the owner had it demolished.

At this public hearing the City Commission shall hear all evidence submitted by the owner, his or her agent, lienholders of record and occupants having an interest in such structure as well as evidence submitted by the City and shall make findings by resolution. If the City Commission after the hearing finds that these structures are unsafe and unfit, a resolution shall direct the structure to be repaired or removed and the premises made safe and secure. Such resolution shall be published once in the official city paper and a copy mailed to the owners, agents, lienholders of record and occupants in the same manner provided for the notice of hearing. In the resolution the Commission shall fix a reasonable time within which the repair or removal of such structure shall be commenced and a statement that if the owner of such structure fails to commence the repair or removal of such structure within the time stated or fails to diligently prosecute the same until the work is completed, the governing body will cause the structure to be razed and removed.

Project Schedule:

Dependent on Commission Action

Attachments:

History of Code Violations, Photos, Resolutions

Policy Issue:

To enforce Municipal Code for improved Public Safety, & Community Image.

Alternatives:

N/A

Fiscal Impact:

If the owner of the property is unable to cause a structure to be razed the City Commission is the ultimate entity responsible for demolition cost. A special assessment would be placed on the property in hopes of recovering the cost.

Trade-offs:

Allow the structure to continue to be a blight to the neighborhood until City Staff can find a means of resolution.

Staff Recommendation:

Adopt the resolutions as presented and give the owners/lienholders 30 days to commence repairs or demolition.

Commission Actions:

Commissioner _____ moved to approve that Resolution No.2927 that a structure at 624 N Atchison is unsafe or dangerous and directing the structure to be repaired or removed and the premises made safe and secure.

Commissioner _____ seconded the motion.

And

Commissioner _____ moved to approve that Resolution No.2834 that a structure at 513 W 5th is unsafe or dangerous and directing the structure to be repaired or removed and the premises made safe and secure.

Commissioner _____ seconded the motion.

And

Commissioner _____ moved to approve that Resolution No.2835 that a structure at 519 W 5th is unsafe or dangerous and directing the structure to be repaired or removed and the premises made safe and secure.

Commissioner _____ seconded the motion.

And

Commissioner _____ moved to approve that Resolution No.2928 that a structure at 814 N Railroad is unsafe or dangerous and directing the structure to be repaired or removed and the premises made safe and secure.

Commissioner _____ seconded the motion.

And

Commissioner _____ moved to approve that Resolution No.2837 that a structure at 320 W Towanda is unsafe or dangerous and directing the structure to be repaired or removed and the premises made safe and secure.

Commissioner _____ seconded the motion.

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[Next Item](#)

	Timeline of 624 N Atchison St.		
	Owner Alyson Neely I do not have a good address for to send notifications to.		
Date:	Violations and registered letter sent	Outcome:	
7/25/2016	Tall grass and weeds throughout the property.	Issued mow Order for the entire mow season.	
4/13/2017	Tall grass and weeds throughout the property.	Issued mow Order for the entire mow season.	
4/25/2019	Tall grass and weeds throughout the property.	Issued mow Order for the entire mow season.	
4/25/2020	Tall grass and weeds throughout the property.	Issued mow Order for the entire mow season.	
7/21/2021	Tall grass and weeds throughout the property. Sporadic trees growing throughout the property. Trees growing into the foundation and structure. The roof is dilapidated and does not have adequate weather protection. The siding, windows, doors, and eaves are dilapidated and does not have adequate weather protection. Trash and debris on front porch.	Issued mow Order for the entire mow	
	Property has been vacant for several years.		
	Unable to locate the owner to send notifications.		





[illegible]

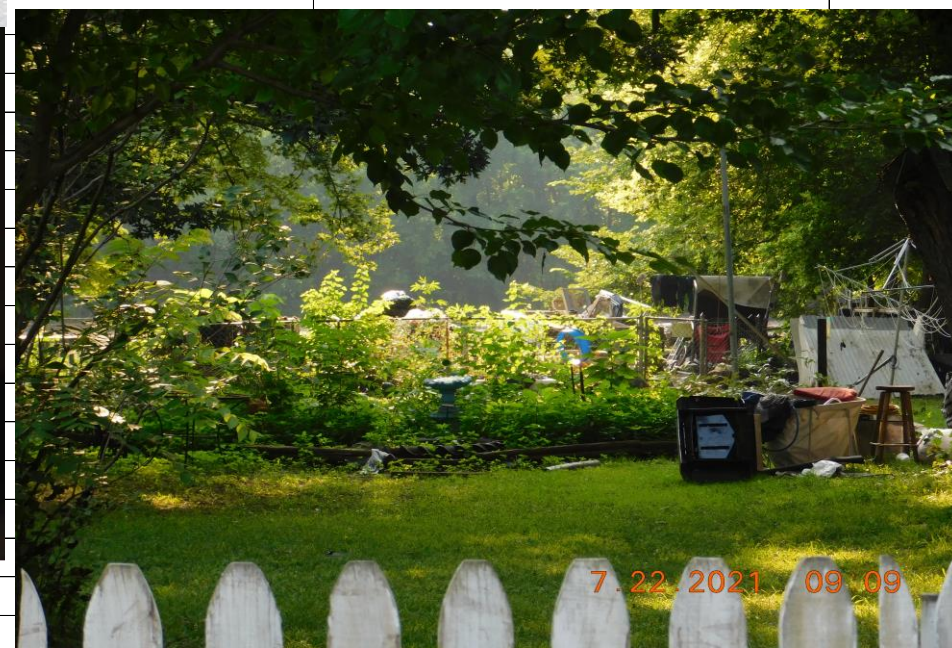
	Timeline of 519 W 5th Ave.		
	Owner Douglas Adlesperger		
Date:	Violations and registered letter sent	Outcome:	
6/25/2009	Tall grass and weeds. Limbs in backyard.	In compliance 7/19/2009	
10/1/2009	Trash and debris on front porch.	In compliance 11/3/2009	
10/12/2009	Mow Order was issued	Mowed 10/16/2009	
9/28/2010	Tall grass and weeds.	In compliance 10/10/2010	
10/7/2010	Blowing grass in street.		
6/22/2011	Tall grass and weeds.	In compliance 7/2/2011	
4/9/2012	Tall grass and weeds.	In compliance 4/23/2012	
7/17/2012	Mow Order was issued	mowed 7/24/2012	
12/4/2012	Non-registered vehicle parked in driveway. Tires and debris in front yard issued to the tenant.	Citation #108729c, 108730c to tenant	
1/7/2013	Court date.	In full compliance	
2/4/2013	Trash and debris by house. Bags of trash by curb issued to the tenant.	Citation #108870c to tenant	
3/11/2013	Court date.	In full compliance	
6/11/2013	Tall grass and weeds.	In compliance 6/24/2013	
6/12/2013	Old furniture and debris on front porch. Trash and debris in driveway issued to tenant	Citation 109167c 6/25/2021 to tenant	
7/22/2013	Court date.	Continuance 8/5/2013	
8/5/2013	Court date.	In full compliance	
8/20/2013	Mow Order was issued	Mowed 8/22/2013	
5/12/2014	Trash and debris throughout property. Tall grass and weeds.	In compliance 5/24/2014	
4/21/2015	Tall grass and weeds.	In compliance 5/9/2015	
4/21/2016	Tall grass and weeds.	In compliance 5/3/2016	
4/13/2017	Tall grass and weeds.	In compliance 4/27/2017	
7/27/2017	Issued citation for tall grass	Citation 112217c	
8/14/2017	Court date.	Continuance 9/11/2017	
9/11/2017	Court date.	In full compliance	
8/14/2019	Tall grass and weeds.	In compliance 9/13/2019	
4/15/2020	Tall grass and weeds	In compliance 5/22/20220	
6/9/2020	Issued citation for tall grass	Citation 114455c	
7/6/2020	Court date.	In full compliance	
2/9/2021	Unfit unsafe structure remove completely. The structure has several structural issues and is severely dilapidated. The structure is rolling off the foundation to the west side.		

[illegible]



	Timeline of 814 N Railroad St.		
	Owner Gregoria Requena		
Date:	Violations and registered letter sent	Outcome:	
2/26/2009	Trash and debris on property. Trailer storing trash. Inoperable non-registered vehicles	In compliance 3/12/2009	
7/2/2009	Tall grass and weeds.	In compliance 7/8/2009	
3/29/2011	Inoperable not properly registered vehicle in driveway.	In compliance 4/10/2011	
3/12/2013	Trash and debris in backyard. Storing trash and debris in trailers.	In compliance 4/2/2013	
3/14/2018	Inoperable not properly registered vehicle in driveway. Old furniture and debris	Citation #111871c, 111870c	
	in driveway. Debris in backyard.		
4/30/2018	Court date.	Continuance 5/21/2018	
5/21/2018	Court date.	In full compliance	
10/31/2019	Unfit unsafe structure remove completely. The structure is severely dilapidated		
	making it unsafe to live in. The siding, soffits, roof, and windows are severely		
	dilapidated and does not have adequate weather protection. The foundation		
	is crumbling and there are several weak spots in the flooring. There is an electrical		
	hazard that can cause a fire. There are extension cords, exposed wiring, and the main		
	source of heat is a space heater hand gas cooking stove. Missing drywall in several		
	spots showing studs throughout the structure.		
	There is a vermin and rodent infestation. Dead/live mice and roaches throughout		
	the property. The entire premises is unsanitary. There is trash and debris throughout		
	the property. There are people living in the shed and tents. There is trash being stored		
	in trailers and throughout the property.		
12/26/2019	Issued Citations for condition of the property.	Citation #114167c, 114166c, 114168c	
1/13/2020	Court date.	Did not appear in court	
1/13/2020	Issued Citations for condition of the property.	Citation #114204c, 114203c, 114205c	
2/3/2020	Court date.	Continuance 3/2/2020	
3/2/2020	Court date.	Continuance 5/18/2020	
5/18/2020	Court date.	Did not appear in court	
5/25/2020	Issued Citations for condition of the property.	Citation #114423c, 114421c, 114422c	
6/15/2020	Court date.	Continuance 7/20/2020	
7/20/2020	Court date.	Continuance 8/17/2020	
8/17/2020	Court date.	Continuance 9/14/2020	
9/28/2020	Court date.	Trial 11/18/2020	
11/18/2020	Court date.	Found Guilty Fine 2,970.00 to serve 10	

[illegible]



	Timeline of 320 W Towanda Ave.			
	Old Owner Aaron Eastham			
Date:	Violations and registered letter sent	Outcome:		
1/30/2018	Refrigerator, trash, and debris throughout the backyard.	In compliance 2/16/2018		
5/7/2018	Tall grass and weeds throughout property.	In compliance 5/25/2018		
7/19/2021	Issued Citation for condition of property.	Citation #112754c, 112755c		
8/13/2018	Court Date	In full compliance		
6/11/2019	Issued Citation for condition of property.	Citation #113559c		
8/10/2019	Hazardous Structure. The structure received extensive fire damage. There are several structural issues. The foundation is collapsing and cracking. The roof, siding, windows and eaves are dilapidated and does not have adequate weather protection.	Issued Citation #113775c		
	There are several electrical issues.			
10/7/2019	Court Date	Did not appear in court		
10/7/2021	Issued Citation for condition of property.	Citation #113805c		
10/28/2019	Court Date	Did not appear in court		
11/4/2019	Court Date	Continuance 12/9/2019		
12/9/2019	Court Date	Did not appear in court		
1/27/2020	Court Date	Continuance 3/9/2020		
3/9/2020	Court Date	Continuance 3/23/2020		
3/23/2020	Court Date	Continuance 5/11/2020		
5/11/2020	Court Date	Continuance 6/1/2020		
6/1/2020	Court Date	Did not appear in court		
6/8/2020	Court Date	Continuance 6/15/2020		
6/15/2020	Court Date	Continuance 7/20/2020		
7/20/2020	Court Date	Did not appear in court Warrant		
10/7/2020	Property was transferred to Kevin King			
	New Owner Kevin King			
11/20/2020	Issued Citation for condition of property	Citation #114693c, 114694c, 114695c		
12/21/2020	Court Date	Continuance 2/1/2021		
2/1/2021	Court Date	In Compliance		
5/7/2021	Hazardous Structure. The structure received extensive fire damage. There are several structural issues. The foundation is collapsing and cracking. The roof, siding, windows and eaves are dilapidated and does not have adequate weather protection.			
	There are several electrical issues.			

[illegible]





**RESOLUTION OF FINDINGS
RESOLUTION NO. 2927**

A Resolution finding that a structure at 624 N Atchison El Dorado, Kansas, also known as

Legal Description Lot 14 and the South thirty-seven and one-half (37 ½)feet of the West one hundred (100) feet of Lot 15, Block 2 in Highland Addition to the City of El Dorado, Butler County, Kansas is unsafe or dangerous and directing the structure to be repaired or removed and the premises made safe and secure.

WHEREAS, the enforcing officer of the City of El Dorado, Kansas did on the 16th day of August, 2021, file with the Governing Body of said City a statement in writing that a certain structure, hereinafter described, was unsafe and dangerous, and

WHEREAS, the Governing Body did by Resolution No. 2831 fix the time and place of a hearing at which the owner, his agent, any lien holders of record and any occupant of such structure could appear and show cause why such structure should not be condemned and ordered vacated and secured, and provided for giving notice thereof as provided, by law, and

WHEREAS, on the 4th day of October, 2021, the Governing Body has heard all evidence submitted by the owners as well as evidence submitted by the enforcing officer of the City,

NOW THEREFORE, Be it resolved by the Governing Body of the City of El Dorado: That said Governing Body hereby finds that the structure at 624 N Atchison El Dorado, Kansas, also known as

Legal Description Lot 14 and the South thirty-seven and one-half (37 ½)feet of the West one hundred (100) feet of Lot 15, Block 2 in Highland Addition to the City of El Dorado, Butler County, Kansas is unsafe or dangerous and directing the structure to be repaired or removed and the premises made safe and secure.

The owner of such structure is hereby given _____ days from the date of publication of this resolution within which to commence with the repair of the code and building violations and or the removal of such structure. If the owner fails to commence the repair or removal of the structure within the time stated or fails to diligently prosecute the same until the work is completed, said Governing Body will cause the structure to be razed and removed, and the costs of such be assessed as a special assessment against the lot or parcel of land upon which the structure is located as provided by law.

Be it further resolved, that the City Clerk shall cause this Resolution to be published once in the official City paper and a copy mailed to the owner, agents, lien holders and occupants as provided by law.

ADOPTED by the City Commission of the City of El Dorado, in Butler County, Kansas,
the 4th day of October, 2021.

Bill Young, Mayor

ATTEST:

Tabitha Sharp, City Clerk

RESOLUTION OF FINDINGS
RESOLUTION NO. 2834

A Resolution finding that a structure at 513 W 5th El Dorado, Kansas, also known as

Legal Description Beginning 80 feet West of the Southeast Corner of Lot 6, Wells Addition to the City of El Dorado, Butler County, Kansas, thence north 79 feet to 5th Avenue, thence West 40 feet along 5th Avenue, thence South 79 feet to the South line of said Lot 6, thence East 40 feet to the place of beginning is unsafe or dangerous and directing the structure to be repaired or removed and the premises made safe and secure.

WHEREAS, the enforcing officer of the City of El Dorado, Kansas did on the 16th day of August, 2021, file with the Governing Body of said City a statement in writing that a certain structure, hereinafter described, was unsafe and dangerous, and

WHEREAS, the Governing Body did by Resolution No. 2831 fix the time and place of a hearing at which the owner, his agent, any lien holders of record and any occupant of such structure could appear and show cause why such structure should not be condemned and ordered vacated and secured, and provided for giving notice thereof as provided, by law, and

WHEREAS, on the 4th day of October, 2021, the Governing Body has heard all evidence submitted by the owners as well as evidence submitted by the enforcing officer of the City,

NOW THEREFORE, Be it resolved by the Governing Body of the City of El Dorado: That said Governing Body hereby finds that the structure at 624 N Atchison El Dorado, Kansas, also known as

Legal Description Beginning 80 feet West of the Southeast Corner of Lot 6, Wells Addition to the City of El Dorado, Butler County, Kansas, thence north 79 feet to 5th Avenue, thence West 40 feet along 5th Avenue, thence South 79 feet to the South line of said Lot 6, thence East 40 feet to the place of beginning is unsafe or dangerous and directing the structure to be repaired or removed and the premises made safe and secure.

The owner of such structure is hereby given _____ days from the date of publication of this resolution within which to commence with the repair of the code and building violations and or the removal of such structure. If the owner fails to commence the repair or removal of the structure within the time stated or fails to diligently prosecute the same until the work is completed, said Governing Body will cause the structure to be razed and removed, and the costs of such be assessed as a special assessment against the lot or parcel of land upon which the structure is located as provided by law.

Be it further resolved, that the City Clerk shall cause this Resolution to be published once in the official City paper and a copy mailed to the owner, agents, lien holders and occupants as provided by law.

ADOPTED by the City Commission of the City of El Dorado, in Butler County, Kansas,
the 4th day of October, 2021.

Bill Young, Mayor

ATTEST:

Tabitha Sharp, City Clerk

RESOLUTION OF FINDINGS
RESOLUTION NO. 2835

A Resolution finding that a structure at 519 W 5th El Dorado, Kansas, also known as

Legal Description The West 35 feet of Lot 6 and the West 35 feet of the South 34 feet of Lot 5 in Well's Addition to the City of El Dorado, Butler County, Kansas is unsafe or dangerous and directing the structure to be repaired or removed and the premises made safe and secure.

WHEREAS, the enforcing officer of the City of El Dorado, Kansas did on the 16th day of August, 2021, file with the Governing Body of said City a statement in writing that a certain structure, hereinafter described, was unsafe and dangerous, and

WHEREAS, the Governing Body did by Resolution No. 2831 fix the time and place of a hearing at which the owner, his agent, any lien holders of record and any occupant of such structure could appear and show cause why such structure should not be condemned and ordered vacated and secured, and provided for giving notice thereof as provided, by law, and

WHEREAS, on the 4th day of October, 2021, the Governing Body has heard all evidence submitted by the owners as well as evidence submitted by the enforcing officer of the City,

NOW THEREFORE, Be it resolved by the Governing Body of the City of El Dorado: That said Governing Body hereby finds that the structure at 624 N Atchison El Dorado, Kansas, also known as

Legal Description The West 35 feet of Lot 6 and the West 35 feet of the South 34 feet of Lot 5 in Well's Addition to the City of El Dorado, Butler County, Kansas is unsafe or dangerous and directing the structure to be repaired or removed and the premises made safe and secure.

The owner of such structure is hereby given _____ days from the date of publication of this resolution within which to commence with the repair of the code and building violations and or the removal of such structure. If the owner fails to commence the repair or removal of the structure within the time stated or fails to diligently prosecute the same until the work is completed, said Governing Body will cause the structure to be razed and removed, and the costs of such be assessed as a special assessment against the lot or parcel of land upon which the structure is located as provided by law.

Be it further resolved, that the City Clerk shall cause this Resolution to be published once in the official City paper and a copy mailed to the owner, agents, lien holders and occupants as provided by law.

ADOPTED by the City Commission of the City of El Dorado, in Butler County, Kansas,
the 4th day of October, 2021.

Bill Young, Mayor

ATTEST:

Tabitha Sharp, City Clerk

RESOLUTION OF FINDINGS
RESOLUTION NO. 2837

A Resolution finding that a structure at 320 W Towanda El Dorado, Kansas, also known as

Legal Description Beginning at a point 59 feet and 5 inches East of the Southwest Corner of Block 47 in the Original Town, now City of El Dorado, thence East 55 feet and 7 inches, North 87 feet, West 55 feet and 7 inches, thence South 87 feet to the place of beginning, Butler County, Kansas is unsafe or dangerous and directing the structure to be repaired or removed and the premises made safe and secure.

WHEREAS, the enforcing officer of the City of El Dorado, Kansas did on the 16th day of August, 2021, file with the Governing Body of said City a statement in writing that a certain structure, hereinafter described, was unsafe and dangerous, and

WHEREAS, the Governing Body did by Resolution No. 2831 fix the time and place of a hearing at which the owner, his agent, any lien holders of record and any occupant of such structure could appear and show cause why such structure should not be condemned and ordered vacated and secured, and provided for giving notice thereof as provided, by law, and

WHEREAS, on the 4th day of October, 2021, the Governing Body has heard all evidence submitted by the owners as well as evidence submitted by the enforcing officer of the City,

NOW THEREFORE, Be it resolved by the Governing Body of the City of El Dorado: That said Governing Body hereby finds that the structure at 624 N Atchison El Dorado, Kansas, also known as

Legal Description Beginning at a point 59 feet and 5 inches East of the Southwest Corner of Block 47 in the Original Town, now City of El Dorado, thence East 55 feet and 7 inches, North 87 feet, West 55 feet and 7 inches, thence South 87 feet to the place of beginning, Butler County, Kansas is unsafe or dangerous and directing the structure to be repaired or removed and the premises made safe and secure.

The owner of such structure is hereby given _____ days from the date of publication of this resolution within which to commence with the repair of the code and building violations and or the removal of such structure. If the owner fails to commence the repair or removal of the structure within the time stated or fails to diligently prosecute the same until the work is completed, said Governing Body will cause the structure to be razed and removed, and the costs of such be assessed as a special assessment against the lot or parcel of land upon which the structure is located as provided by law.

Be it further resolved, that the City Clerk shall cause this Resolution to be published once in the official City paper and a copy mailed to the owner, agents, lien holders and occupants as provided by law.

ADOPTED by the City Commission of the City of El Dorado, in Butler County, Kansas,
the 4th day of October, 2021.

Bill Young, Mayor

ATTEST:

Tabitha Sharp, City Clerk

RESOLUTION OF FINDINGS
RESOLUTION NO. 2928

A Resolution finding that a structure at 814 N Railroad El Dorado, Kansas, also known as

Legal Description The South 23.50 feet of Block 7 and the North 33.85 feet of Lots 1, 2, 3, 4, 5, 6 in Block 6; also that part of a 16 foot alley (vacated by City ordinance) lying North of Block 6 and South of Block 7 and that part of the East 30 feet of Railroad Street that was vacated by City Ordinance No. 386, recorded in City Records; all in North El Dorado Addition to the City of El Dorado, Butler County, Kansas is unsafe or dangerous and directing the structure to be repaired or removed and the premises made safe and secure.

WHEREAS, the enforcing officer of the City of El Dorado, Kansas did on the 16th day of August, 2021, file with the Governing Body of said City a statement in writing that a certain structure, hereinafter described, was unsafe and dangerous, and

WHEREAS, the Governing Body did by Resolution No. 2831 fix the time and place of a hearing at which the owner, his agent, any lien holders of record and any occupant of such structure could appear and show cause why such structure should not be condemned and ordered vacated and secured, and provided for giving notice thereof as provided, by law, and

WHEREAS, on the 4th day of October, 2021, the Governing Body has heard all evidence submitted by the owners as well as evidence submitted by the enforcing officer of the City,

NOW THEREFORE, Be it resolved by the Governing Body of the City of El Dorado: That said Governing Body hereby finds that the structure at 624 N Atchison El Dorado, Kansas, also known as

Legal Description The South 23.50 feet of Block 7 and the North 33.85 feet of Lots 1, 2, 3, 4, 5, 6 in Block 6; also that part of a 16 foot alley (vacated by City ordinance) lying North of Block 6 and South of Block 7 and that part of the East 30 feet of Railroad Street that was vacated by City Ordinance No. 386, recorded in City Records; all in North El Dorado Addition to the City of El Dorado, Butler County, Kansas is unsafe or dangerous and directing the structure to be repaired or removed and the premises made safe and secure.

The owner of such structure is hereby given _____ days from the date of publication of this resolution within which to commence with the repair of the code and building violations and or the removal of such structure. If the owner fails to commence the repair or removal of the structure within the time stated or fails to diligently prosecute the same until the work is completed, said Governing Body will cause the structure to be razed and removed, and the costs of such be assessed as a special assessment against the lot or parcel of land upon which the structure is located as provided by law.

Be it further resolved, that the City Clerk shall cause this Resolution to be published once in the official City paper and a copy mailed to the owner, agents, lien holders and occupants as provided by law.

ADOPTED by the City Commission of the City of El Dorado, in Butler County, Kansas,
the 4th day of October, 2021.

Bill Young, Mayor

ATTEST:

Tabitha Sharp, City Clerk

TO: City Commission
FROM: David Dillner, City Manager
SUBJ: General Obligation Bond Issuance
DATE: September 28, 2021

Background: The City Commission authorized several public infrastructure projects that require long-term financing following completion.

- Douglas Road Improvement Project (\$1,409,413)
- Marmaton Road Improvement Project (\$1,041,542)
- Oil Hill and Rocky Road Improvement Project (\$734,406)
- Union Tank Water Main (\$204,015)

The City plans to acquire a fire engine to replace Fire Engine No. 9, which has reached its useful life as a primary response apparatus. The Fire Department plans to classify Engine No. 9 to reserve status and replace it with a new engine at a cost of \$900,000.

Finally, the City also plans to refund its G.O. Bonds, Series 2011A to capture cost savings arising from the low interest rate environment. The outstanding balance on the Series 2011A bonds is \$3.34 million.

The total principal amount planned for this bond issuance comes to about \$7.63 million.

Policy Issue: Should the City extend its general obligation bonding authority, as provided by state statute, to finance several public infrastructure improvement projects, acquire a fire engine, and refinance previously issued debt obligations?

Strategic Priorities:

- **Fiscal Stewardship** - *The City of El Dorado will prudently manage community resources as a responsible steward.* Develop a ***debt management plan*** that provides for the prudent issuance of municipal debt to meet the needs of the community. Implement a ***multi-year Capital Improvement Plan*** to provide for the replacement of existing public infrastructure while also adapting to growth opportunities.
- **Infrastructure** - *The City invests in its public infrastructure provide the basic resources necessary for the community to thrive and prosper.* Evaluate funding options for ***continued investment in critical public infrastructure***.

Fiscal Impact: The City's Financial Advisor estimates an annual debt service payment of \$255,600 for the proposed bond issuance. The City plans to pay this payment from proceeds collected from special assessments levied against properties benefiting from public infrastructure projects and a mill levy intended to pay the at-large portion of each project. The City already has a mill levy to pay the previously issued debt.

Legal Review: The City Attorney has not reviewed the resolution authorizing the sale of General Obligation (G.O.) Refunding and Improvement Bonds, although Bond Counsel prepared the resolution in compliance with applicable state statutes.

Trade-offs: The City Commission may decide against issuing its G.O. Bonds to finance the aforementioned public infrastructure projects, although the City will not receive reimbursement for the funds used for short-term financing of the projects.

In addition, the proposed Fire Engine acquisition will need funds from the Equipment Reserve Fund. Such a purchase, because of the significant cost of the apparatus, will diminish the Equipment Reserve Fund and make it difficult for the City to purchase other more affordable rolling stock and equipment. The City will also reduce its interest expenses by approximately \$34,000 per year by refunding the G.O. Bonds, Series 2011.

Staff Recommendation: The City Manager recommends approval of the resolution authorizing the sale of General Obligation (G.O.) Refunding and Improvement Bonds, as prepared by Bond Counsel, in order to proceed with the issuance of G.O. bonds to finance the aforementioned public infrastructure projects.

Commission Actions:

Commissioner _____ moved to approve Resolution No. 2929 authorizing the offering for sale of General Obligation Refunding and Improvement Bonds, Series 2021A, of the City of El Dorado, Kansas.

Commissioner _____ seconded the motion.

[Return to Agenda](#)

Treasurer of the State of Kansas
Landon State Office Bldg.
900 Southwest Jackson, Suite 201
Topeka, Kansas 66612-1235

[CERTIFIED MAIL]

BOSC, Inc.
c/o BOK Financial Corp.
Bank of Oklahoma Tower
P.O. Box 2300
Tulsa, Oklahoma 74172

RE:

CALL FOR REDEMPTION

**CITY OF EL DORADO, KANSAS
GENERAL OBLIGATION BONDS
SERIES 2011, DATED DECEMBER 15, 2011**

Notice is hereby given pursuant to K.S.A. 10-129, as amended, and pursuant to the provisions of Article III of Resolution No. 2684 (the "Bond Resolution") of the City of El Dorado, Kansas (the "Issuer"), that the above mentioned bonds described in the attached Notice of Call for Redemption (the "Called Bonds"), have been called for redemption and payment on December 21, 2021, subject to the availability of funds therefor from the proceeds of refunding bonds to be issued by the Issuer.

The Paying Agent is hereby requested to disseminate the attached Notice of Call for Redemption in accordance with K.S.A. 10-129 and the Bond Resolution. After redemption of the Called Bonds the Paying Agent is requested to complete the attached Paying Agent's Certification and forward a copy of same to the undersigned.

CITY OF EL DORADO, KANSAS

By: _____
Clerk

[The form of this Notice is to be modified or amended to comply with the law and industry standards at the time of its distribution to the Owners of the Series 2011 Bonds.]

NOTICE OF CALL FOR REDEMPTION

CITY OF EL DORADO, KANSAS GENERAL OBLIGATION BONDS SERIES 2011, DATED DECEMBER 15, 2011

Notice is hereby given to the registered owners of the above-captioned bonds (the “Bonds”) that pursuant to the provisions of Article III of Resolution No. 2684 (the “Bond Resolution”) of the City of El Dorado, Kansas (the “Issuer”), that the above mentioned bonds described below (the “Called Bonds”), have been called for redemption and payment on December 21, 2021 (the “Redemption Date”), at the principal office of the Treasurer of the State of Kansas, Topeka, Kansas (the “Bond Registrar and Paying Agent”).

<u>Maturity Date</u> <u>(November 1)</u>	<u>Principal</u> <u>Amount</u>	<u>Interest</u> <u>Rate</u>	<u>CUSIP No.</u> <u>(Base: 283155)</u>
2022	\$270,000	2.500%	LH0
2023	275,000	2.750%	LJ6
2024	285,000	2.750%	LK3
2025	290,000	3.000%	LL1
2026	305,000	3.000%	LM9
2027	320,000	3.250%	LN7
2028	325,000	3.250%	LP2
2029	335,000	3.250%	LQ0
2030	350,000	3.375%	LR8
2031	360,000	3.500%	LS6
2032	225,000	3.450%	LT4

On the Redemption Date there shall become due and payable, upon the presentation and surrender of each such Called Bond, the redemption price thereof equal to 100% of the principal amount thereof together with interest accrued to the Redemption Date. Interest shall cease to accrue on the Called Bonds so called for redemption from and after the Redemption Date provided such funds for redemption are on deposit with the Paying Agent, subject to the availability of funds therefor from the proceeds of refunding bonds to be issued by the Issuer.

Neither the Issuer nor the Paying Agent shall be responsible for the selection or use of the CUSIP identification numbers shown above or printed on any of the Called Bonds. Said CUSIP identification numbers are included solely for the convenience of the owners of the Bonds.

Under the provisions of Section 3406(a)(1) of the Internal Revenue Code of 1986, as amended, paying agents making payments of principal on municipal securities may be obligated to withhold a 28% tax on the payment of principal to registered owners who have failed to provide the paying agent with a valid taxpayer identification number. Registered Owners of the Bonds who wish to avoid the imposition of the tax should provide a certified taxpayer identification number to the Paying Agent when presenting the Bonds for payment.

CITY OF EL DORADO, KANSAS

By: _____
Treasurer of the State of Kansas,
Topeka, Kansas, as Paying Agent

This Notice of Redemption shall be mailed by certified mail to the Treasurer of the State of Kansas, Topeka, Kansas, not less than 45 days prior to the Redemption Date and to BOSCO, Inc., c/o BOK Financial Corp., the original purchaser of the Called Bonds, not less than 30 days prior to the Redemption Date. Notice shall also be given to certain repositories in order to comply with the provisions of Rule 15c2-12 of the Securities and Exchange Commission. Notice may also be given in accordance with guidelines set forth in Securities and Exchange Commission Release No. 34-23856, but such notice is not required by law. The Paying Agent shall notify the registered owners of the Called Bonds as provided in K.S.A. 10-129 as amended, and the Bond Resolution.

PAYING AGENT'S CERTIFICATION
CITY OF EL DORADO, KANSAS
GENERAL OBLIGATION BONDS
SERIES 2011, DATED DECEMBER 15, 2011

The State Treasurer, in its capacity as Paying Agent for the above-captioned Bonds, does hereby certify as follows:

1. Capitalized terms not defined herein, shall have the meanings ascribed thereto in the attached Notice of Call for Redemption or the Bond Resolution defined therein.

2. The Called Bonds have been called for redemption and payment on December 21, 2021 (the "Redemption Date").

3. The full redemption price of the Called Bonds as determined pursuant to the Bond Resolution is calculated as follows:

Principal Amount of Called Bonds	\$3,340,000
Accrued Interest to Redemption Date	[_____]
Total	\$[_____]

4. There was deposited with the Paying Agent the sum set forth above, which has been irrevocably pledged for the payment of the principal of, redemption premium, if any, and interest on the Called Bonds to the Redemption Date. In addition, sufficient funds have been deposited to provide for additional costs associated with such redemption.

5. The Notice of Call for Redemption, a copy of which is attached hereto, was disseminated in accordance with K.S.A. 10-129, as amended, and the Bond Resolution.

DATED as of December 21, 2021.

TREASURER OF THE STATE OF KANSAS,
TOPEKA, KANSAS

By: _____
Director of Fiscal Services

EVENT NOTICE PURSUANT TO SEC RULE 15c2-12(b)(5)(C)

TO: The Municipal Securities Rulemaking Board via the Electronic Municipal Market Access system for municipal securities disclosures (www.emma.msrb.org)

Issuer/Obligated Person: City of El Dorado, Kansas (the “Obligated Person”)

Issue(s) to which this Report Relates and CUSIP Base Numbers for said Issues:

Description	Series	Dated Date	Maturities	Base CUSIP No.
General Obligation Bonds	2011	12/15/2011	2022 to 2032	283155

Event Reported: Redemption of above-referenced Bonds on December 21, 2021.

The information contained in this Notice has been submitted by the Obligated Person pursuant to contractual undertakings the Obligated Person made in accordance with SEC Rule 15c2-12. Nothing contained in the undertaking or this Notice is, or should be construed as, a representation by the Obligated Person that the information included in this Notice constitutes all of the information that may be material to a decision to invest in, hold or dispose of any of the securities listed above, or any other securities of the Obligated Person.

For additional information, contact:

CITY OF EL DORADO, KANSAS

City of El Dorado, Kansas
City Hall, 220 East 1st Ave.
Attention: Clerk
Phone No. (316) 321-9100

**EXCERPT OF MINUTES OF A MEETING
OF THE CITY COMMISSION OF
THE CITY OF EL DORADO, KANSAS
HELD ON OCTOBER 4, 2021**

The City Commission (the "Governing Body") met in regular session at the usual meeting place in the City at 6:30 P.M., the following members being present and participating, to-wit:

Absent:

The Mayor declared that a quorum was present and called the meeting to order.

* * * * *

(Other Proceedings)

The matter of providing for the offering for sale of General Obligation Refunding and Improvement Bonds, Series 2021A, came on for consideration and was discussed.

Commissioner _____ presented and moved the adoption of a Resolution entitled:

**A RESOLUTION AUTHORIZING THE OFFERING FOR SALE OF GENERAL
OBLIGATION REFUNDING AND IMPROVEMENT BONDS, SERIES 2021A, OF
THE CITY OF EL DORADO, KANSAS.**

Commissioner _____ seconded the motion to adopt the Resolution. Thereupon, the Resolution was read and considered, and, the question being put to a roll call vote, the vote thereon was as follows:

Aye: _____.

Nay: _____.

The Mayor declared the Resolution duly adopted by the Governing Body and the Clerk designated the same Resolution No. _____.

* * * * *

(Other Proceedings)

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CERTIFICATE

I hereby certify that the foregoing Excerpt of Minutes is a true and correct excerpt of the proceedings of the Governing Body of the City of El Dorado, Kansas, held on the date stated therein, and that the official minutes of such proceedings are on file in my office.

(SEAL)

Clerk

RESOLUTION NO. [_____]

A RESOLUTION AUTHORIZING THE OFFERING FOR SALE OF GENERAL OBLIGATION REFUNDING AND IMPROVEMENT BONDS, SERIES 2021A, OF THE CITY OF EL DORADO, KANSAS.

WHEREAS, the City of El Dorado, Kansas (the “Issuer”), has previously authorized certain improvements described as follows (collectively the “Improvements”):

<u>Project Description</u>	<u>Ord./Res. No.</u>	<u>Authority (K.S.A.)</u>	<u>Amount</u>
Project No. 542 Paving Douglas Road	Res. No. 2925	12-6a01 <i>et seq.</i>	\$1,409,413.27
Project No. 520 Paving Marmaton Road	Res. No. 2854	12-6a01 <i>et seq.</i>	1,041,542.40
Project No. 533 Paving Oil Hill Rd. & Rocky Rd.	Res. No. 2857	12-6a01 <i>et seq.</i>	734,405.76
Project No. 543 Fire line for Union Tank	Res. No. 2870	12-6a01 <i>et seq.</i>	204,015.00
Fire Truck Acquisition	Res. No. 2830	12-110c	900,000.00
Total:			<u>\$4,289,376.43</u>

WHEREAS, the Issuer is authorized to issue its general obligation bonds in order to permanently finance the costs of such Improvements; and

WHEREAS, due to the current interest rate environment, the Issuer has the opportunity to issue its general obligation refunding bonds in order to achieve an interest cost savings on all or a portion of the debt represented by such general obligation bonds described as follows (the “Refunded Bonds”):

<u>Description</u>	<u>Series</u>	<u>Dated Date</u>	<u>Years</u>	<u>Amount</u>
General Obligation Bonds	2011	December 15, 2011	2022 to 2032	\$3,340,000

WHEREAS, the City Commission of the Issuer (the “Governing Body”) has selected the firm of Baker Tilly Municipal Advisors (the “Municipal Advisor”), as municipal advisor for one or more series of general obligation bonds of the Issuer to be issued in order to provide funds to permanently finance the Improvements and to refund the Refunded Bonds; and

WHEREAS, the Issuer desires to authorize the Municipal Advisor to proceed with the offering for sale of said general obligation bonds and related activities; and

WHEREAS, one of the duties and responsibilities of the Issuer is to prepare and distribute a preliminary official statement relating to said general obligation bonds; and

WHEREAS, the Issuer desires to authorize the Municipal Advisor and Gilmore & Bell, P.C., Wichita, Kansas, the Issuer’s bond counsel (“Bond Counsel”), in conjunction with the Clerk, Finance Director and other officials of the Issuer as necessary to proceed with the preparation and distribution of a preliminary official statement and notice of bond sale and to authorize the distribution thereof and all other preliminary action necessary to sell said general obligation bonds.

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF EL DORADO, KANSAS, AS FOLLOWS:

Section 1. There is hereby authorized to be offered for sale the Issuer's General Obligation Refunding and Improvement Bonds, Series 2021A (the "Bonds") described in the Notice of Bond Sale, which is hereby approved in substantially the form presented to the Governing Body this date (the "Notice of Bond Sale"). All proposals for the purchase of the Bonds shall be delivered to the Governing Body at its meeting to be held on the sale date referenced in the Notice of Bond Sale, at which meeting the Governing Body shall review such bids and award the sale of the Bonds or reject all proposals.

Section 2. The Mayor, Clerk and Finance Director in conjunction with the Municipal Advisor and Bond Counsel are hereby authorized to cause to be prepared a Preliminary Official Statement relating to the Bonds (the "Preliminary Official Statement"), and such officials and other representatives of the Issuer are hereby authorized to use such document in connection with the sale of the Bonds.

Section 3. The Clerk and Finance Director, in conjunction with the Municipal Advisor and Bond Counsel, is hereby authorized and directed to give notice of said bond sale by distributing copies of the Notice of Bond Sale and Preliminary Official Statement to prospective purchasers of the Bonds. Proposals for the purchase of the Bonds shall be submitted upon the terms and conditions set forth in the Notice of Bond Sale, and awarded or rejected in the manner set forth in the Notice of Bond Sale.

Section 4. For the purpose of enabling the purchaser of the Bonds (the "Purchaser") to comply with the requirements of Rule 15c2-12 of the Securities and Exchange Commission (the "Rule"), the Mayor and Clerk or Finance Director are hereby authorized: (a) to approve the form of the Preliminary Official Statement and to execute the "Certificate Deeming Preliminary Official Statement Final" in substantially the form attached hereto as **Exhibit A** as approval of the Preliminary Official Statement, such official's signature thereon being conclusive evidence of such official's and the Issuer's approval thereof; (b) covenant to provide continuous secondary market disclosure by annually transmitting certain financial information and operating data and other information necessary to comply with the Rule to the Municipal Securities Rulemaking Board; and (c) take such other actions or execute such other documents as such officers in their reasonable judgment deem necessary to enable the Purchaser to comply with the requirement of the Rule.

Section 5. The Issuer agrees to provide to the Purchaser within seven business days of the date of the sale of Bonds or within sufficient time to accompany any confirmation that requests payment from any customer of the Purchaser, whichever is earlier, sufficient copies of the final Official Statement to enable the Purchaser to comply with the requirements of the Rule and with the requirements of Rule G-32 of the Municipal Securities Rulemaking Board.

Section 6. The Mayor, Clerk, Finance Director and the other officers and representatives of the Issuer, the Municipal Advisor and Bond Counsel are hereby authorized and directed to take such other action as may be necessary to: (a) carry out the sale of the Bonds; and (b) provide for notice of redemption of the Refunded Bonds.

The transactions described in this Resolution may be conducted, and documents related to the Bonds may be sent, received, executed, and stored, by electronic means or transmissions. Copies, telecopies, electronic files and other reproductions of original executed documents (or documents executed by electronic means or transmissions) shall be deemed to be authentic and valid counterparts of such documents for all purposes, including the filing of any claim, action or suit in the appropriate court of law.

Section 7. This Resolution shall be in full force and effect from and after its adoption by the Governing Body.

ADOPTED by the City Commission on October 4, 2021.

(SEAL)

Mayor

ATTEST:

Clerk

EXHIBIT A

**CERTIFICATE DEEMING
PRELIMINARY OFFICIAL STATEMENT FINAL**

_____, 2021

Re: City of El Dorado, Kansas, General Obligation Refunding and Improvement Bonds,
Series 2021A

The undersigned are the duly acting Mayor and Clerk of the City of El Dorado, Kansas (the “Issuer”), and are authorized to deliver this Certificate to the purchaser (the “Purchaser”) of the above-referenced bonds (the “Bonds”) on behalf of the Issuer. The Issuer has previously caused to be delivered to the Purchaser copies of the Preliminary Official Statement (the “Preliminary Official Statement”) relating to the Bonds.

For the purpose of enabling the Purchaser to comply with the requirements of Rule 15c2-12(b)(1) of the Securities and Exchange Commission (the “Rule”), the Issuer hereby deems the information regarding the Issuer contained in the Preliminary Official Statement to be final as of its date, except for the omission of such information as is permitted by the Rule, such as offering prices, interest rates, selling compensation, aggregate principal amount, principal per maturity, delivery dates, ratings, identity of the underwriters and other terms of the Bonds depending on such matters.

CITY OF EL DORADO, KANSAS

By: _____
Title: Mayor

By: _____
Title: Clerk