

The El Dorado City Commission met in a regular session on January 3, 2022 at 6:30 p.m. in the Commission Room with the following present: Mayor Bill Young, Commissioner Kelly Tetrick, Commissioner Gregg Lewis, Commissioner Leon Leachman, Commissioner Kendra Wilkinson, City Manager David Dillner, City Engineer Scott Rickard and City Clerk Tabitha Sharp. Absent: City Attorney Ashlyn Lindskog

VISITORS

Curt Zieman	128 N Vine	El Dorado, KS
Phil Benedict	El Dorado Chamber of Commerce	El Dorado, KS
Patrick Light	1134 S Emporia	El Dorado, KS

CALL TO ORDER

Mayor Bill Young called the January 3, 2022 meeting to order.

INVOCATION

Pastor David Crook, Southern Baptist Church, opened the meeting with an invocation.

PLEDGE OF ALLEGIANCE

Circle Middle School Student Council members led the Pledge of Allegiance.

PUBLIC COMMENT

Mayor Bill Young opened the floor for public comments.

There were none.

CONSENT AGENDA

Approval of the City Commission minutes from December 20, 2021 and Special City Commission Meeting Minutes for December 15 and December 20, 2021.

Commissioner Leon Leachman moved to approve the consent agenda as presented.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

NEW BUSINESS**ANNEXATION CONSENT AGREEMENT WITH EL PASO CGP COMPANY, LLC
AND ORDINANCE**

City Manager David Dillner stated that as part of its proactive economic development efforts, the City approached the property owner of two large tracts of land north of Refinery Road (shown as the site delineated with a “1” on the accompanying map) to determine the level of interest in annexing the properties into the corporate limits of the City. By doing so, the property owners would shorten the approval time necessary to commence development of the tracts should an economic development prospect elect to locate in El Dorado on the sites. The subject properties are the site of the former Coastal refinery.

City Manager Dillner stated that presently, the properties are not subject to property taxes levied by the City, as they are not within the corporate limits of the City. The consent annexation agreement between the City and property owner provides for a rebate of any property taxes levied against the properties by the City until the subject properties develop.

City Manager Dillner stated that the property will be liable for property taxes levied by the City, although the City will rebate these taxes back to the property owner as provided in a consent annexation agreement between the City and the property owner until the properties develop. He stated that the City will not incur financial obligations for public services rendered to the properties, as they are presently undeveloped. Therefore, the properties will not require significant public expenditures until and only if the properties should develop. The City's future land use map shows the subject properties as future industrial land that will require public infrastructure. The properties, once developed, will also require public services not presently provided to them. At that time, revenue generated from the properties will be used to offset the City's expenses necessary to extend public services.

Commissioner Kendra Wilkinson asked if any of the property is considered toxic.

City Manager Dillner stated that the property to the east is under permanent remediation and will likely never be developed. This process is just to annex the full property into the city limits, it will not transfer any of that liability to the city.

City Engineer Scott Rickard stated that they would like to keep the natural landscape to help with their extensive underground system and the remediation they continue to do.

Commissioner Gregg Lewis moved to approve an Annexation Consent Agreement with El Paso CGP Company, LLC. and authorize the Mayor to execute the contract.

Commissioner Kelly Tetrick seconded the motion.

Motion carried 5 – 0.

Commissioner Gregg Lewis moved to approve Ordinance No. G-1365 annexing certain real property into the corporate limits of the City of El Dorado, Kansas, pursuant to K.S.A. 12-520, and amendments thereto.

Commissioner Kelly Tetrick seconded the motion.

Motion carried 5 – 0.

TURNPIKE AND PARALLEL ANNEXATION ORDINANCE

City Engineer Scott Rickard stated that the City of El Dorado owns this property. He stated that the city and EL Dorado Inc. purchased this property approximately four to five years ago. He stated that the property is located West of Boyer Rd and North of the Union Pacific Railroad. He stated that staff has deemed that it is in the best interests of the City to proactively annex this area prior to development. Since the City of El Dorado controls the property we can then control the extension of services based on the need of the development and if it is within the best interest of the City.

Commissioner Kendra Wilkinson moved to approve Ordinance No. G-1366 adding to and extending the city limits of the City of El Dorado, Kansas, by adding to and enlarging and extending the city limits to include certain territory herein described be approved.

Commissioner Leon Leachman seconded the motion.

Mayor Bill Young confirmed that there are no tax implications because the City owns the north portion and the State owns the southern portion.

City Engineer Rickard stated that he was correct.

Motion carried 5 – 0.

REPORTS

CITY COMMISSION AND ADVISORY BOARD UPDATES

Commissioner Gregg Lewis stated that the retirement party for Linda Jolly, the previous director of El Dorado Inc., will be Thursday at 4:30 p.m. He stated that Inc. has a meeting on the 11th from 9 to noon.

Mayor Bill Young thanked Linda for her service and stated that he looks forward to working with Sarah Hoefgen.

CITY MANAGER REPORT

City Manager David Dillner stated that due to staffing issues, City Hall will be closed to the public until Wednesday. He stated that citizens could still use the drive thru and the online payment system.

City Manager Dillner stated that the City experienced another record year for excess sales tax revenues with collections of \$2.97 million. He thanked the citizens for shopping local and helping the local economy.

City Manager Dillner stated that the City recently subscribed to a service that allows us to see who is visiting El Dorado and the surrounding area. He stated that we will be able to utilize this data to better craft our message and attract more visitors.

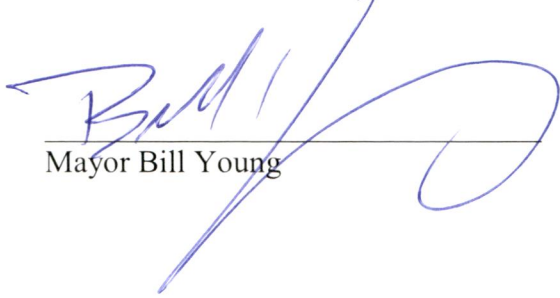
ADJOURNMENT

Commissioner Kendra Wilkinson moved to adjourn the meeting at 6:51 p.m.

Commissioner Kelly Tetrick seconded the motion.

Motion carried 5 – 0.


City Clerk Tabitha D. Sharp


Mayor Bill Young