

The El Dorado City Commission met in a regular session on April 18, 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, and City Clerk Tabitha Sharp. Absent: City Attorney Ashlyn Lindskog and City Engineer Scott Rickard.

VISITORS

Mike Holton	220 E 1 st Ave	El Dorado, KS
Phil Benedict	El Dorado Chamber	El Dorado, KS
Kevin Wishart	220 E 1 st Ave	El Dorado, KS
Jason Patty	220 E 1 st Ave	El Dorado, KS
Barbara & John Templin	El Dorado Municipal Band	El Dorado, KS
Keith West	El Dorado Municipal Band	El Dorado, KS
Marlene Avery	El Dorado Municipal Band	El Dorado, KS
Frank Patton	El Dorado Senior Center	El Dorado, KS
Suzie Cauthon	El Dorado Senior Center	El Dorado, KS
Pam Keen	El Dorado Senior Center	El Dorado, KS
Roxann Cool	El Dorado Senior Center	El Dorado, KS

CALL TO ORDER

Mayor Bill Young called the April 18, 2022 meeting to order.

INVOCATION

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

PLEDGE OF ALLEGIANCE

The City Commission led the Pledge of Allegiance.

PROCLAMATIONS AND RECOGNITIONS

Mayor Bill Young read the Proclamations declaring Arbor Day for the City of El Dorado.

PERSONAL APPEARANCE

Marlene Avery, El Dorado Municipal Band President, thanked the City for their sponsorship. She stated that this is the 100th consecutive season for the El Dorado Municipal Band and they have a lot planned to celebrate, they have a piece written specifically for this event that they will play at every concert. She reviewed the schedule for the year and invited anyone who plays an instrument to join. She invited the Commission to a dinner celebration on and their first concert, located at Forest Park on June 2nd.

Mayor Bill Young confirmed that people could follow them on Facebook.

Ms. Avery stated that they do as well as a website, and the dates are listed on the city calendar as well.

Commissioner Leon Leachman thanked the band for the years of entertainment that they have provided to the community.

PUBLIC COMMENT

Mayor Bill Young opened the floor for public comments.

There were no comments.

EL DORADO CITY COMMISSION MEETING
CONSENT AGENDA

April 18, 2022

Approval of the City Commission minutes from April 4, 2022 and City Commission Work Session minutes from March 16, 2022 and March 30, 2022.

Approval of Appropriation Ordinance No. 03-22 in the amount of \$2,357,999.52.

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

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

OLD BUSINESS

HAZARDOUS MATERIAL RESPONSE INTERLOCAL AGREEMENT

City Manager David Dillner stated that the attached interlocal agreement is a proposed amendment to the agreement approved in November of 2021. He stated that they added a mutual indemnification clause. He stated that all other terms remain the same.

Commissioner Gregg Lewis moved to approve an interlocal agreement with Butler County concerning the provision of hazardous materials response services, rescind an interlocal agreement concerning the same subject and previously approved by the City Commission on November 10, 2021 and authorize the Mayor to execute the new agreement.

Commissioner Kelly Tetrick seconded the motion.

Motion carried 5 – 0.

NEW BUSINESS

MEMORANDUM OF UNDERSTANDING WITH THE EL DORADO SENIOR CENTER, INC.

City Manager David Dillner stated that the proposed Memorandum of Understanding will dictate the terms of our agreement with the El Dorado Senior Center. He stated that we do not currently have an agreement and the auditors have requested a more formal arrangement. He stated that the MOU contains language that allows them to be a component unit of the City. He stated that the major change is that the employee will now be an employee of the Senior Center Board. He stated that the City will provide \$65,000 per year for operations.

Commissioner Gregg Lewis confirmed that the employee's expenses will now be paid by the Senior Center.

City Manager Dillner stated that it would, but payroll and accounting services will still run through the city.

Commissioner Kelly Tetrick moved to approve and authorize the mayor to execute a memorandum of understanding with the El Dorado Senior Center, Inc.

Commissioner Gregg Lewis seconded the motion.

Motion carried 5 – 0.

RESOLUTION FOR REDEMPTION AND OPTION TO PURCHASE (ORSCHLERN'S PROJECT)

City Manager David Dillner stated that this Resolution provides closure to the economic incentive, sales tax exemption, provided by the Industrial Revenue Bond since the project has been completed. He stated that this does not effect the TIF (Tax Increment Financing), that portion will follow the agreement passed previously by the City Commission.

Commissioner Kendra Wilkinson moved to approve Resolution No. 2935, a Resolution of the Governing Body of the City of El Dorado, Kansas authorizing the sale and conveyance of certain property to Orscheln Farm and Home LLC.

Commissioner Leon Leachman seconded the motion.

Motion carried 5 – 0.

AUGUSTA WHOLESALE WATER AGREEMENT

City Manager David Dillner stated that the City of Augusta approached the City to negotiate a new wholesale water agreement. He stated that the agreement states that Augusta will purchase 575 million gallons of raw water per year at seventy-two cents per 1,000 gallons. He stated that even if they don't use that water, they are required to pay for it. He stated that the new agreement has the same terms except the new rate will be seventy-two cents per thousand gallons. He stated that the new rate incorporates the costs from the Army Corps of Engineers Operating and Maintenance bill.

City Manager Dillner stated that if the O&M bill is more than \$48,000, the City of Augusta will pay the difference, if it is less, we will credit the difference in the following calendar year. He stated that this allows the City of Augusta to assess the cost of the O&M to their wholesale customers.

Commissioner Gregg Lewis moved to approve a Wholesale Water Agreement with the City of Augusta, Kansas as presented by the City Manager and authorize the Mayor to execute said contract.

Commissioner Kelly Tetrick seconded the motion.

Motion carried 5 – 0.

City Manager Dillner stated that he forgot to mention that the water rate does increase based on the consumer price index.

DISCUSSION ITEMS

DOWNTOWN ELECTRIC PROJECT

City Manager David Dillner stated that per the last update, Evergy has provided us with information saying that they will require larger permanent easements, 30 feet versus 15 feet. He stated that they will also require temporary easements beyond those areas including an area for staging in a private parking lot.

Commissioner Kendra Wilkinson confirmed that we will be required to pay for the staging area.

City Manager Dillner stated that she was correct. The agreement stated that we would provide the \$380,000 and the cost of easements. He stated that the temporary easement must be paid for because it is limiting the use of the property during construction.

Commissioner Kelly Tetrick asked if we have a new estimated cost.

City Manager Dillner stated that we are not yet sure because not all of the property owners have gotten back to us.

Commissioner Leon Leachman asked if we have tried to talk to Evergy about the changes and how they are placing additional strain on the City.

City Manager Dillner stated that we have not.

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Mayor Bill Young stated that part of his problem with the project is the expansion of the original easements. He stated that he is not in favor of taking land from citizens. He stated that he voted for the original project, but felt that it is now reaching beyond the scope of what was originally intended.

Commissioner Wilkinson stated that they pressured the City into making a decision and now they keep changing the project.

Commissioner Tetrick stated that they keep moving the goal post and the project has changed a lot since it was approved by the City Commission. He stated that he felt the cost could be substantial.

Commissioner Leachman stated he wasn't willing to give up on the project until he saw the numbers. He asked about the cost to just go with poles.

Mayor Young stated that there are no additional costs to them to just replace the original poles, the additional cost to go underground is what the City is paying.

Commissioner Gregg Lewis asked if they would take the lines from the tops of the buildings if they go to poles.

City Manager Dillner stated that his understanding is that they would upgrade all of that because they understand there are some safety issues.

Commissioner Tetrick stated that he felt they should pay for the temporary easements because if they go above ground, they would have to acquire those easements themselves.

Commissioner Wilkinson asked when the post office area was brought into the conversation.

City Manager Dillner stated that when talking to the folks from Evergy, they mentioned that the area near the post office is their next project.

Mayor Young stated that the continual moving goal post is a problem and he felt those changes were going to cause the property owners downtown to change their minds.

City Manager Dillner stated that the easements downtown would allow for parking still if that is their purpose today, but it will prevent the ability for some of those businesses to expand their buildings.

Commissioner Wilkinson asked if Evergy has a final plan yet.

City Manager Dillner stated that all they have showed us thus far is the CAD drawings. He stated that we are waiting on them to provide us with proper information so that we can talk to the property owners. He stated that the property owners are upset with the City because they think it is us that keeps changing the project.

Mayor Young stated that he felt that we need to give some informed direction to city staff before this goes much further. He stated that when we originally agreed to this, we did not know about the loss of nearly forty parking places. He stated that the Commission needed to agree on a cost that is acceptable to the City before moving forward anymore.

Commissioner Lewis stated that he felt if the cost goes over the \$380,000 agreed to last year, a benefit district should be created and the property owners will have to pay the difference.

Commissioner Leachman asked if the City Commission should provide a line at which the project does not go over.

City Manager Dillner stated that he felt if the Commission wanted to move forward with the discussion, they should go into Executive Session to discuss preliminary property acquisition.

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Commissioner Leachman stated that he didn't want to do anything else until they had a dollar amount for the project.

City Manager Dillner stated that we can't move forward with the purchase of easements until the Commission gives direction. He stated that in order to get a project cost, we need to know how much they are willing to spend on easements which requires an executive session.

REPORTS

CITY COMMISSION AND ADVISORY BOARD UPDATES

Commissioner Kelly Tetrick stated that the Library's book sale is the 27th through the 30th.

Commissioner Leon Leachman stated that the Destination Services Coordinator will be putting together a monthly farmer's market at SBA. He stated that they are also discussing a Renaissance Festival. He stated that Kids' Week activities, Gold Fest, ballet in the park and some other activities are all being planned.

Mayor Bill Young stated that EFABC met last week. He stated that all of the skybox leases have been renewed which provides some revenue for the stadium. He stated that they have some commitments for advertising on the scoreboard. He stated that they are working on some fund raising efforts to help pay for future improvements.

Mayor Young encouraged citizens to go watch the Municipal Band this summer.

Mayor Young stated that Butler will be hosting kids' day on May 1st at the stadium, he stated that cost of admission at the game will be a non-perishable food item.

CITY MANAGER REPORT

City Manager David Dillner stated that the City of El Dorado was one of 35 projects selected to receive a BASE grant for assistance in economic development efforts. He stated that we received \$3 million from the program. He stated that the project must be completed within two years.

City Manager Dillner stated that the track is open at BG Stadium for walking and running Monday thru Friday from 8 a.m. to noon.

City Manager Dillner stated that the dump truck program has begun. He stated that citizens can rent it by calling 316-322-4481.

City Manager Dillner stated that work is underway to replace the playground equipment on the north side of Graham Park.

City Manager Dillner stated that the work has begun on North Main, once they complete the side that they are working on now, they will move to the other side of the bridge.

EXECUTIVE SESSION

Commissioner Leon Leachman moved to recess into executive session pursuant to the preliminary discussion of the acquisition of real property exception under K.S.A. 75-4319(b)(6) for the purposes of discussing specifically the purchase of property in relation to the Downtown Electric Project, and to reconvene the meeting at 8:00 p.m.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

Mayor Bill Young called the meeting back to order at 8:00 p.m.

EL DORADO CITY COMMISSION MEETING

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Commissioner Kendra Wilkinson moved to recess into executive session pursuant to the preliminary discussion of the acquisition of real property exception under K.S.A. 75-4319(b)(6) for the purposes of discussing specifically the purchase of property in relation to the Downtown Electric Project, and to reconvene the meeting at 8:15 p.m.

Commissioner Kelly Tetrick seconded the motion.

Motion carried 3 – 0 (Commissioners Lewis and Leachman remained in the conference room).

Mayor Bill Young called the meeting back to order at 8:15 p.m.

Commissioner Leon Leachman moved to recess into executive session pursuant to the preliminary discussion of the acquisition of real property exception under K.S.A. 75-4319(b)(6) for the purposes of discussing specifically the purchase of property in relation to the Downtown Electric Project, and to reconvene the meeting at 8:35 p.m.

Commissioner Gregg Lewis seconded the motion.

Motion carried 3 – 0 (Commissioners Tetrick and Wilkinson remained in the conference room).

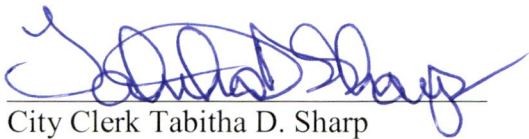
Mayor Bill Young called the meeting back to order at 8:35 p.m.

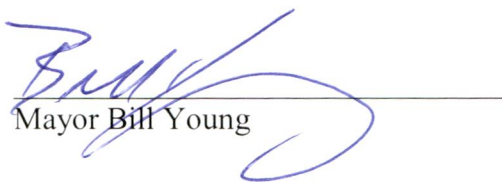
ADJOURNMENT

Commissioner Kendra Wilkinson moved to adjourn the meeting at 8:36 p.m.

Commissioner Leon Leachman seconded the motion.

Motion carried 5 – 0.


City Clerk Tabitha D. Sharp


Mayor Bill Young