

The El Dorado City Commission met in special session on May 11, 2022 at 5:00 pm at 220 E 1st Avenue with the following present: Mayor Bill Young, Commissioner Kelly Tetrick (left at 6:11), 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

Jason Patty	220 E 1 st Ave	El Dorado, KS
Mike Holton	128 N Vine	El Dorado, KS
Steve Waite	El Dorado Main Street	El Dorado, KS

CALL TO ORDER

Mayor Bill Young called the May 11, 2022 Special City Commission meeting to order at 5:00 p.m.

WORK SESSION DISCUSSION ITEMS

DOWNTOWN TIF DISTRICT

City Manager David Dillner reviewed the TIF policy and how it could be implemented in the downtown district. He reviewed the TIF-eligible projects for the downtown district that could be done in conjunction with the Central Avenue Water Transmission Main being done with BASE grant funds.

Commissioner Kendra Wilkinson asked if the project had to be within the TIF District.

City Manager Dillner stated that the TIF District can be larger than the enterprise zone. He stated that if part of the project is just outside the TIF District and is an important piece, it can be included.

City Manager Dillner stated that this would change nothing for the current property owners. If any of the property is re-developed, then the increase in valuation would be collected.

City Manager Dillner stated that he would like the Commission to consider if this is something they are willing to try and if so, what parameters they would like.

BUILDING A STRONGER ECONOMY (BASE) GRANT PROPOSAL

City Manager David Dillner presented a finance plan for the BASE grant project. He stated that the estimated cost of all of the projects is \$8,376,290. He stated that staff have identified revenue in the amount of \$6,696,458. He stated that this leaves an amount to finance of \$1,679,832.

The Commission discussed the proposed projects.

- Central Avenue Water Transmission Main \$2,500,000
- Constant Creek Sewer Interceptor \$3,500,000
- Site Preparation \$ 150,000
- Central Avenue Storm Sewer \$1,200,000
- Central Avenue Mill and Overlay \$1,026,290

Mayor Bill Young asked how the financing would be done, he stated that he was concerned that this would halt further development if we had to bond a significant amount of money. He stated that he hoped staff are taking advantage of grant opportunities.

City Manager Dillner stated that the City has bond capacity, he was not yet prepared to say how much capacity we had until further conversations could be held regarding the financing.

City Engineer Scott Rickard stated that many of the projects include asphalt repair, but if they are done all at once, we will only get charged for that one time.

Mayor Young asked if they could put more of the financing together and come back with those numbers.

Commissioner Leon Leachman asked if the State would actually shut the project down if it is not complete in two years.

City Manager Dillner stated that he thought if there was a good faith effort being put forth, they would be okay with the progress.

Mayor Young asked what the next steps were.

City Manager Dillner stated that he would return with the financing options and start the TIF process. He stated that if the Commission could move forward with their parks and recreation discussion so that we could understand what was needed to fund those projects, that information would also be helpful to determine our bonding capacity.

Mayor Young stated that he was waiting for staff to return with the plans that were discussed in conjunction with the excess sales tax.

BHI COLD WEATHER SHELTER

Commissioner Kendra Wilkinson stated that BHI has spoken to her about the cold weather shelter and its continuation. She stated that their agreement with the City prior to this time was meant to be temporary and in order to stay open now, they would need to be rezoned. She stated that she spoke with City staff about ideas, but nothing currently fits the ordinance.

The Commission agreed that no exception to the ordinance could be made and they would have to be zoned accordingly.

TALL WEEDS & GRASS AMENDMENT (NATIVE GRASS PLANTINGS)

This item was tabled for a future meeting.

REGULAR AGENDA PREVIEW

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

COMMISSION REPORTS

There was no report.

CITY MANAGER REPORT

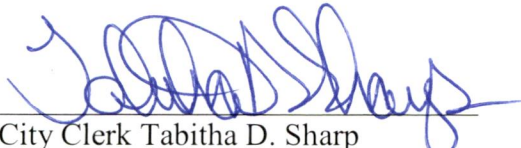
There was no report.

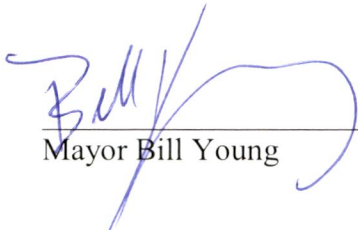
ADJOURNMENT

Commissioner Kendra Wilkinson moved to adjourn the meeting at 6:36 p.m.

Commissioner Leon Leachman seconded the motion.

Motion carried 4 – 0.


City Clerk Tabitha D. Sharp


Mayor Bill Young