

The El Dorado City Commission met in a regular session on May 16, 2022 at 6:30 p.m. in the Commission Room with the following present: Mayor Bill Young, Commissioner Gregg Lewis, Commissioner Leon Leachman, Commissioner Kendra Wilkinson, City Manager David Dillner, City Engineer Scott Rickard and City Clerk Tabitha Sharp. Absent: Commissioner Kelly Tetrick City Attorney Ashlyn Lindskog

VISITORS

Mike Holton	220 E 1 st Ave	El Dorado, KS
Phil Benedict	El Dorado Chamber	El Dorado, KS
Chris Johns	501 N Star	El Dorado, KS
Kaden Campbell	425 S Summit	El Dorado, KS
Randy Napper	214 N Star	El Dorado, KS

CALL TO ORDER

Mayor Bill Young called the May 16, 2022 meeting to order.

INVOCATION

Pastor Stan Marten, First Presbyterian Church, opened the meeting with an invocation.

PLEDGE OF ALLEGIANCE

Mrs. Culbertson’s Student Leadership Team, Blackmore Elementary, led the Pledge of Allegiance.

PROCLAMATIONS AND RECOGNITIONS

Mayor Bill Young read the Proclamations declaring Kids to Parks Day and Poppy Month for the City of El Dorado.

PUBLIC COMMENT

Mayor Bill Young opened the floor for public comments.

There were no comments.

CONSENT AGENDA

Approval of the City Commission minutes from April 18, 2022.

Approval of Appropriation Ordinance No. 04-22 in the amount of \$1,726,835.88.

Commissioner Kendra Wilkinson moved to approve the consent agenda as presented.

Commissioner Leon Leachman seconded the motion.

Motion carried 4 – 0.

NEW BUSINESS

CONDEMNATION HEARINGS – 425 S SUMMIT, 425 ½ S SUMMIT, 1102 W LOCUST, 1102 ½ W LOCUST, 214 N STAR, 214 ½ N STAR, AND 501 N STAR

Mayor Bill Young opened the public hearing.

Chris Johns, property owner at 501 N Star, stated that he was able to pull a permit last week, has made some repairs and will continue to make further repairs.

City Engineer Rickard stated that the Resolution states that they must commence repair of code and building violations or remove the structure within 30 days. He stated that his understanding was that the Building Official has had good communication with the owner and work is moving forward. He stated that his recommendation would be to continue with the Resolution, but as long as work is being done, nothing will be done to his property.

Kaden Campbell, property owner of 425 and 425 ½ S Summit, stated that he just purchased the property and was unaware of the status of the property. He stated that he spoke to the Building Official about what needed to be done and is in the process of getting the outside cleaned up.

Mayor Young confirmed that this would be treated the same as the first property owner.

City Engineer Rickard stated that it would.

Randy Napper, JN Investment Group, stated that he owns the property at 214 and 214 ½ N Star. He stated that he is getting bids for the repair group and would like to get a little more time because they haven't been able to pull a permit yet.

Mayor Young confirmed that he would be able to do it within the thirty day window.

Mr. Napper stated that they would.

Mayor Young closed the public hearing.

Commissioner Leon Leachman moved to approve Resolution No. 2936, a Resolution declaring that the structure(s) at 425 S Summit, 425 ½ S Summit, 1102 W Locust and 1102 ½ W Locust are unsafe or dangerous and directing the structure to be repaired or removed and the premises made safe and secure.

Commissioner Gregg Lewis seconded the motion.

Commissioner Kendra Wilkinson confirmed the resolutions are for thirty days.

City Engineer Rickard stated that thirty days is the staff recommendation.

Commissioner Wilkinson stated that she would like staff to report back after thirty days on the progress.

Mayor Young stated that he agreed, he felt the Resolution held the property owner and the City accountable.

City Engineer Rickard stated that the Resolution states that they must commence repair and make it safe and secure. He stated the Resolution just gives us an avenue to raise the structure should it be determined ultimately unsafe.

Motion carried 4 – 0.

Commissioner Gregg Lewis moved to approve Resolution No. 2937, a Resolution declaring that the structure(s) at 214 N Star and 214 ½ N Star are unsafe or dangerous and directing the structure to be repaired or removed and the premises made safe and secure.

Commissioner Leon Leachman seconded the motion.

Commissioner Wilkinson stated that her concern with this property was that he has had thirty days' notice. She stated that she felt he has had time to do more than get one bid. She stated that she was also concerned about the statement he made about placing storage units here.

Commissioner Lewis stated that he was concerned as well since he didn't stay for the remainder of the discussion.

Commissioner Wilkinson stated that she was unwilling to go above the thirty days on this property at this time.

Motion carried 4 – 0.

Commissioner Kendra Wilkinson moved to approve Resolution No. 2938, a Resolution declaring that the structure(s) at 501 N Star are unsafe or dangerous and directing the structure to be repaired or removed and the premises made safe and secure.

Commissioner Gregg Lewis seconded the motion.

Motion carried 4 – 0.

DEMOLITION APPROVAL FOR 320 W TOWANDA AVENUE

City Engineer Scott Rickard stated in October of 2021, Resolution 2837 was passed giving authority to the City to raise the property if no work had been done. He stated that the property owner pulled a permit in the same month, but no work has taken place. He stated that he would recommend moving forward with demolition.

Commissioner Leon Leachman moved that the structure at 320 W Towanda is unsafe or dangerous and directed the structure to be removed and the premises made safe and secure.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 4 – 0.

REPORTS

CITY COMMISSION AND ADVISORY BOARD UPDATES

Commissioner Kendra Wilkinson stated that she attended the Main Street board meeting where they discussed the BASE grant and the upcoming garden tour.

Commissioner Leon Leachman stated that he heard a great speaker at the League's Legislative Institute.

Commissioner Leachman stated that the ball fields look great this year.

Mayor Bill Young stated that there was an EFABC meeting last week. He stated that they didn't discuss anything new, just wrapped up items for the year such as vending contracts and skybox contracts.

Mayor Young congratulated the Butler softball team on their success over the last weekend.

CITY MANAGER REPORT

City Manager David Dillner stated that the North Main bridge project is moving along and they have moved traffic to the other side of the street. He stated that there is also work being done on the northbound side of the railroad crossing at Main and 4th Avenue. He stated that they estimate the work to take about a week to ten days.

Commissioner Leon Leachman asked if the surface that is on the new side of the bridge is going to be the new surface.

City Engineer Scott Rickard stated that it would be. It's an epoxy that helps seal the surface.

EL DORADO CITY COMMISSION MEETING

May 16, 2022

City Manager Dillner stated that the city-wide garage sale days are June 24th and 25th. He stated that to get on the map of sales, people should e-mail events@eldoks.com.

City Manager Dillner stated that the click-it or ticket campaign will begin soon. He encouraged citizens to wear their seatbelts at all times, even when the campaign isn't happening.

City Manager Dillner stated that the K-254 Corridor Association provided schools along their route with gas cards for students. He stated that those utilizing safe driving practices will be rewarded with those cards.

City Manager Dillner stated that adult co-ed softball teams are beginning sign-ups.

City Manager Dillner stated that last week, Parks and Recreation staff hired a local electrician to replace some light fixtures at the Municipal Pool. He stated that during that work, the electrician discovered that the grounding wires were not properly connected. He stated that because we cannot see all of the wiring behind the concrete walls of the pool, an electrical charge could enter those fixtures and then the pool water. He stated that when the pool was originally built, it was all grounded, but due to the corrosiveness of the chemicals, damage has happened over the years.

City Manager Dillner stated that until we are able to conduct a thorough assessment of the pool situation and provide a plan for repair, he recommends that the pool remain closed this year. He stated that he doesn't make this recommendation lightly, both the electrician and the City's attorney have recommended that we do not open until it can be resolved.

City Manager Dillner stated that splash pads will still be in operation, we will plan some events to help cool off people during the summer, and all fees that have been paid will be refunded.

Mayor Bill Young asked if we would be placing information on the pool closure and other options available.

City Manager Dillner stated that information would be placed on our various communication sources regarding the closure. He stated that we will continue to look for other options for the summer and get those out quickly.

Commissioner Gregg Lewis asked if they could talk to the State of Kansas about the swim beaches for the summer.

City Manager Dillner stated that they could.

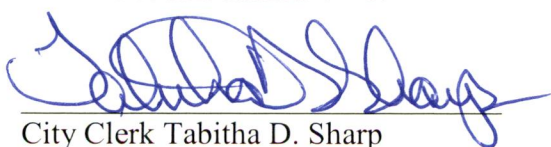
Commissioner Leachman thanked City Manager Dillner for making the decision, he stated that he knew it was hard, but safety is important.

ADJOURNMENT

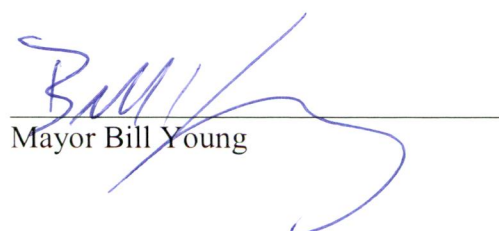
Commissioner Leon Leachman moved to adjourn the meeting at 7:25 p.m.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 4 – 0.



City Clerk Tabitha D. Sharp



Mayor Bill Young