

EL DORADO CITY COMMISSION MEETING

March 20, 2023

The El Dorado City Commission met in a regular session on March 20, 2023 at 5:30 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 Administration Director Tabitha Sharp. Absent: City Attorney Ashlyn Lindskog

VISITORS

Mike Holton	220 E 1 st Ave	El Dorado, KS
Sarah Madden	Velocity	El Dorado, KS
Emily Connell	El Dorado Main Street	El Dorado, KS

CALL TO ORDER

Mayor Bill Young called the March 20, 2023 meeting to order.

INVOCATION

Father John Lanzrath, St. John Catholic Church, opened the meeting with an invocation.

PLEDGE OF ALLEGIANCE

The City Commission led the Pledge of Allegiance.

PERSONAL APPEARANCES

There were none.

PUBLIC COMMENT

Mayor Bill Young opened the floor for public comments.

There were no comments.

CONSENT AGENDA

Approval of the City Commission Minutes from March 6, 2023.

Approval of the appointment of Scott Leason to the one-cent sales tax committee.

Appointment of Loren Anthony to the Parks and Recreation Advisory Board for a term to expire December 31, 2024.

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

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Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

PUBLIC HEARING

There were no public hearings scheduled.

OLD BUSINESS

There was no old business.

NEW BUSINESS

HOUSING COMMITTEE APPOINTMENTS

City Manager David Dillner stated that one of the priorities in the El Dorado Inc. work plan is housing. He stated that a new housing committee is needed to work with Wichita State on a housing assessment. He stated that El Dorado Inc. has provided names for the committee.

Commissioner Leon Leachman moved to appoint Kim Krull, Kyla Blasdel, Ryan Liess, Ryan Murry, Gregg Lewis, Bryan Coons, Shannon Beal, Ryan Browning, John Banks, and Kelly Tetrick to serve on the Housing Committee to serve as the steering committee for the Housing Assessment to be facilitated by Wichita State University.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

WAIVER AND RELEASE OF USE RESTRICTIONS FOR NUMANA, INC.

City Manager David Dillner stated that the City of El Dorado sold Numana the property in the business park in 2010. He stated that a provision of the sale entitles the City to “first right of refusal” in the event that they decide to sell the property. The waiver of restrictions included in the packet would allow Numana to sell the property as they wish. Numana would like to sell the property to a business that operates similar to their structure now.

Commissioner Kelly Tetrick moved to approve the waiver and release of use restrictions agreement as presented and directed the City Manager to execute the document.

Commissioner Leon Leachman seconded the motion.

City Attorney Ashlyn Lindskog stated that if we release the restriction, the company purchasing the business from Numana can then sell it to anyone without restriction.

Motion carried 5 – 0.

REZONE SE 20TH STREET AND SE TETER ROAD

City Engineer Scott Rickard stated that the City received a request to rezone the property at southeast 20th and southeast Teter Road. He stated that they are requesting to rezone the property from A-R, Agricultural Residential to R-S, Residential Suburban. He stated that R-S primarily allows single-family residential on large lots. He stated that the property owner is proposing two 20.2 acre lots on SE 20th and four 7 acre lots on SE Teter Road.

City Engineer Rickard stated that the property is in the Extraterritorial Jurisdiction. He stated that the County Commission voted to “not support” the rezoning, citing the impact to township roads. The applicant received a letter of support for the rezoning from the township and provided that to the Planning Commission. The Planning Commission recommended approval of the application 6 – 1.

Commissioner Kendra Wilkinson moved to approve an Ordinance for Case No. 23-01-REZ, requesting a rezoning of 68.4 acres at the southwest corner of SE 20th Street and SE Teter Road to R-S Residential Suburban District.

Commissioner Kelly Tetrick seconded the motion.

Motion carried 5 – 0.

KINDER 2ND ADDITION, FINAL PLAT

City Engineer Scott Rickard stated that the Planning Commission reviewed the Kinder 2nd Addition plat at their February 23rd meeting. He stated that the Planning Commission voted unanimously to approve the final plat.

Commissioner Gregg Lewis moved to accept the final plat for Kinder Second Addition.

Commissioner Kelly Tetrick seconded the motion.

Commissioner Leachman asked confirmed that there was no opposition to this item.

City Engineer Rickard stated that there is no public hearing for a plat, it either conforms to the restrictions of the City or it doesn't.

Motion carried 5 – 0.

SPECIAL USE PERMIT 522 W 5TH AVENUE

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City Engineer Scott Rickard stated that the owners are requesting a special use permit to construct an accessory building on the northeast corner of the lot. He stated that they will use it for storage of some of their outdoor furniture and other items. He stated that the Planning Commission recommended approval of the application unanimously.

Commissioner Gregg Lewis moved to approve an ordinance for Case No. 23-01-SUP, requesting a Special Use Permit for an accessory structure at 522 W 5th Avenue.

Commissioner Kelly Tetrick seconded the motion.

Motion carried 5 – 0.

SPECIAL USE PERMIT 2819 W 4TH AVENUE

City Engineer Scott Rickard stated that the property owner is requesting a special use permit to allow barber/beauty services for pet grooming at 2819 W 4th Avenue. He stated that the Planning Commission recommended approval unanimously.

Commissioner Gregg Lewis moved to approve an ordinance for Case No. 23-02-SUP, requesting a Special Use Permit for barber and beauty services for pet grooming at 2819 W 4th Avenue.

Commissioner Kelly Tetrick seconded the motion.

Motion carried 5 – 0.

BUTLER RURAL ELECTRIC (DBA VELOCITY) FRANCHISE AGREEMENT

City Manager David Dillner stated that Butler Rural Electric Cooperative Association, Inc., dba Velocity, desires to construct a fiber optic network within the City's public right-of-way. He stated that the City requires any utility locating infrastructure in the right-of-way to obtain a franchise agreement prior to construction. He stated that this agreement mirrors our other franchise agreements.

Commissioner Kendra Wilkinson asked what the difference was between this and the next item.

City Manager Dillner stated that they are just different companies.

Commissioner Leon Leachman moved to approve an ordinance granting Butler Rural Electric Cooperative Association, Inc. dba Velocity, a contract franchise to construct, operate and maintain a telecommunications system in the City of El Dorado, Kansas.

Commissioner Kendra Wilkinson seconded the motion.

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Mayor Bill Young asked if we had any indication of what options they will offer.

Sarah Madden, BRECA, stated that they are in the planning phase right now so they do not have a timeline.

Commissioner Leachman asked if the primary focus was downtown.

Ms. Madden stated that their priority is to provide service to all communities, throughout the entire community.

Commissioner Gregg Lewis confirmed that they would have a separate system from Cox.

Ms. Madden stated that their network would be completely separate.

Motion carried 5 – 0.

DELTA COMMUNICATIONS, LLC (DBA CLEARWAVE FIBER) FRANCHISE AGREEMENT

City Manager David Dillner stated that Delta Communications, LLC, dba Clearwave Fiber, also desires to construct a fiber optic network within the City's public right-of-way. He stated that this agreement mirrors the prior item.

Commissioner Leon Leachman asked if they had representatives here this evening.

City Manager Dillner stated that they were unable to attend tonight.

Commissioner Gregg Lewis asked if they would require an office in El Dorado.

City Manager Dillner stated that the agreement does not require an office within the city limits.

City Engineer Rickard stated that they have plans to expand, but will be focusing on residential first.

Commissioner Kendra Wilkinson moved to approve an ordinance granting Delta Communications, LLC, dba Clearwave Fiber, a contract franchise to construct, operate and maintain a telecommunications system in the City of El Dorado, Kansas.

Commissioner Leon Leachman seconded the motion.

Motion carried 5 – 0.

DISCUSSION ITEMS

There were none.

REPORTS

CITY COMMISSION AND ADVISORY BOARD UPDATES

Commissioner Leon Leachman asked if staff could cover the Experience El Dorado meeting.

Administration Director Tabitha Sharp stated that they met last week, they chose a mural design for the El Dorado Plaza, that will be released soon. She stated that they also discussed a few other events coming up, she stated that the experienceeldo.com website was new and improved and had a listing of all the upcoming events.

Commissioner Gregg Lewis stated that El Dorado Inc. met and he asked the City manager to talk about the certification of the sites in the Industrial Park.

City Manager David Dillner stated that they are gathering and assembling information about the site to send to the Kansas Department of Commerce. He stated that it will then be reviewed by a committee and if certified, it will be certified for three years. He stated the Department of Commerce will then aide the city in marketing those properties.

Commissioner Kelly Tetrick stated that the Library book sale is at the end of April and sloppy joe fund raiser is at the end of October.

Mayor Bill Young stated that they are working to reschedule the canceled EFABC meeting.

Mayor Young stated that Bill Rinkenbaugh was unable to participate on the sales tax task force, but his daughter Heather Rinkenbaugh is interested. He asked if the Commission would consider her for that position.

Commissioner Leon Leachman moved to appoint Heather Rinkenbaugh to the Sales Tax Task Force Committee.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

Mayor Young encouraged citizens to visit the Walnuts website and consider being a host family for the players coming to town this summer.

CITY MANAGER REPORT

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City Manager David Dillner stated that the sales tax task force will begin meeting next Monday. He stated that they will review the survey results and begin working on recommendations.

City Manager Dillner stated that we have received one proposal for the restroom/concession stands at the two ball field complexes.

City Manager Dillner stated that we will be looking at bids for turf replacement at McDonald Stadium soon.

City Manager Dillner stated that the Fire Department submitted a grant application for funding for three fire fighters.

City Manager Dillner stated that the Police Department will begin working with a committee soon to consider options for spending the Opioid Settlement funds.

EXECUTIVE SESSION

Commissioner Kendra Wilkinson moved to recess into executive session pursuant to the attorney-client privilege exception under K.S.A. 75-4319(b)(2) for the purpose of discussing a legal matter and to reconvene the meeting at 6:35 p.m. in the City Commission Room.

Commissioner Leon Leachman seconded the motion.

Motion carried 5 – 0.

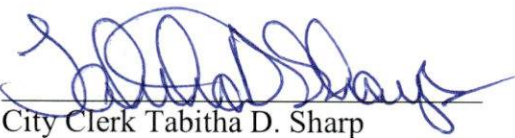
Mayor Bill Young called the meeting back to order at 6:36 p.m.

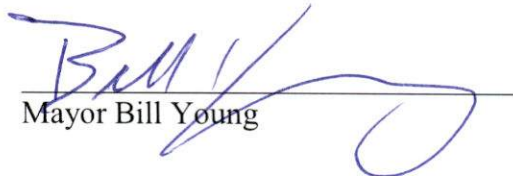
ADJOURNMENT

Commissioner Kendra Wilkinson moved to adjourn the meeting at 6:37 p.m.

Commissioner Leon Leachman seconded the motion.

Motion carried 5 – 0.


City Clerk Tabitha D. Sharp


Mayor Bill Young