EL DORADO CITY COMMISSION - REGULAR MEETING AGENDA
CITY HALL – 220 E. FIRST AVENUE
June 19, 2023 - 5:30 PM

1. **Call to Order**
2. **Roll Call**
3. **Invocation** - David Crook, First Southern Baptist
4. **Pledge of Allegiance**

Proclamations and Recognition

5. Pride Proclamation

Personal Appearances Personal appearances are opportunities for organizations or citizens to make special presentations before the City Commission. Such appearances are scheduled in advance of the meeting by calling City Clerk Tabitha Sharp at (316) 321-9100 by 5:00 pm the Tuesday preceding the meeting. Presentations are limited to ten minutes. Any presentation is for information purposes only; no action will be taken.

6. Sales Tax Committee Recommendation

Public Comments. Persons who wish to address the City Commission regarding items not on the agenda and that are under the jurisdiction of the City Commission may do so when called upon the Mayor. Comments on personnel matters and matters pending in court are not permitted. Speakers are limited to three minutes. Any presentation is for information purposes only; no action will be taken.

7. Tommy Tibbetts

Consent Agenda *(Consent agenda items will be acted on by one motion unless a majority of the City Commission votes to remove an item for discussion and separate action.)*

8. City Commission Meeting Minutes from June 5, 2023.

Old Business

9. None

New Business

10. Rezone 1016 S Haverhill

11. Rezone 411 N Metcalf

Discussion Items

12. None.

Reports

13. City Commission and Advisory Board Updates

14. City Manager

Executive Session

15. None.

Adjournment

16. Consideration of a motion to adjourn

PUBLIC COMMENT POLICY:

Citizens are encouraged to address the City Commission during regularly scheduled meetings. This policy is intended to provide some guidelines to ensure that all El Dorado citizens have a chance to address the Commission.

1. Each citizen will state their name and address before making comments.
2. There are no residency requirements.
3. Each citizen will have 3 minutes to present his or her comments.
4. An extension of time, if necessary, may be approved but must be by a majority of the City Commission.
5. Comments or questions will be directed only to the City Commission.
6. Citizens will follow the decorum policy.
7. Debate or argument between parties in the audience will not be allowed.
8. Certain legal issues may not be discussed. (Examples include but are not limited to personnel issues, lawsuits, etc.)
9. Violation of this public comment policy will result in the citizen being directed to cease or resume sitting.

Approved by the Commission this 2nd day of May, 2005.

EL DORADO
KANSAS

PROCLAMATION

WHEREAS, the month of June is recognized as Lesbian, Gay, Bisexual, Transgender and Queer (LGBTQ) "Pride Month"; and

WHEREAS, all citizens have the right to experience equality and freedom from discrimination; and

WHEREAS, LGBTQ individuals have had immeasurable impact to the cultural, civic and economic success of their cities; and

WHEREAS, while society at large increasingly supports LGBTQ equality, it is essential to acknowledge that the need for education and awareness remains vital to end discrimination and prejudice; and

WHEREAS, the rainbow flag is widely recognized as a symbol of pride, inclusion, and support for social movements that advocate for LGBTQ people in society; and

WHEREAS, celebrating Pride Month influences awareness and provides support and advocacy for the LGBTQ community, and is an opportunity to take action and engage In dialogue to strengthen alliances, build acceptance and advance equal rights.

NOW, THEREFORE I, Bill Young, Mayor of the City of El Dorado, do hereby proclaim the month of June 2023 as;

PRIDE MONTH

in the City of El Dorado and encourage citizens to support the LGBTQ community, recognizing all LGBTQ residents and their contributions to the diversity of our City.

In witness thereof, I have hereto set my hand and caused the Official Seal of the City of El Dorado, Kansas, to be affixed this 19th day of June, 2023.

_____
Mayor Bill Young

Seal

_____
Tabitha Sharp, City Clerk

Sales Tax Advisory Committee
March 27, 2023 6:00 p.m.
Commission Room

Members Present	Staff Present
Craig Hamilton	David Dillner, City Manager
Lori Gioso	Alyssa Warner, Finance Director
Ross Stumpf	
Brett Remsberg	

City Manager Dillner introduced himself and the committee members introduced themselves.

City Manager Dillner began the advisory committee presentation in which he discussed:

- Meeting Agenda
- Committee Purpose & Goals
- Committee Chair responsibilities

City Manager Dillner asked the committee if they would like to appoint a committee chair at this meeting, or at a future meeting when more committee members were in attendance.

Mr. Hamilton asked if there were returning members.

The present committee members chose to wait until a future meeting when additional committee members would be in attendance.

City Manager Dillner continued the presentation in which he discussed:

- Committee process and schedule

Mr. Stumpf asked when the current sales tax sunsets. City Manager Dillner stated September 30, 2024.

The presentation continued:

- Kansas Sales Tax Overview
- El Dorado Sales Tax Overview
- Kansas State Sales Tax on Food
- El Dorado Sales Tax Overview
- Property Tax Reduction
- Street Rehabilitation
- Economic Development

Mr. Hamilton asked if the recommendation was just for the dollar amount of economic development monies and the actual allocation was at the discretion of the City Commission. City Manager Dillner said yes.

He continued the presentation:

- Excess Sales Tax projects since 2018

Mr. Hamilton asked where the Chelsea Bike Path is located and the status of the other bike path. City Manager Dillner indicated that it is near the high school and the other bike path is paused because we have not been able to come up with a good plan to connect them yet.

- Sales Tax performance since 2013
- Sales Tax comparatives

Mr. Stumpf asked what the Sales Tax rate is in Wichita since that is our largest competitor. David said Wichita doesn't have a sales tax, but Sedgwick county does. FD Alyssa Warner responded that it is also 7.5% overall like ours but with a lower pull factor.

- Sales Tax survey results

Mr. Hamilton asked when the sales tax survey was done.

Mr. Stumpf asked if it was a targeted survey or a general survey.

Mr. Remsberg asked if they were asked to increase the amount or just increasing the rate.

Mr. Stumpf asked if voting for permanent would make a sales tax permanent or the sales tax allocations permanent.

Sales Tax Committee members requested copies of the ordinance and sales tax survey questions.

Meeting adjourned at 7:14p.m.

Sales Tax Advisory Committee
April 10, 2023 6:00 p.m.
Commission Room

Members Present	Members Absent	Staff Present
Craig Hamilton	David Sundgren	David Dillner, City Manager
Lori Gioso	John Steinbacher	Alyssa Warner, Finance Director
Ross Stumpf	Matt Jacobs	Tabitha Sharp, Administration Director
Brett Remsberg	Jordan Buxton	
Edward Wilson	Heather Rinkenbaugh	
Scott Leason		

City Manager David Dillner began the meeting with introductions for those who weren't present at the last meeting.

City Manager Dillner asked if the committee would like to elect a chair.

Craig Hamilton stated that he could talk to David Sundgren and if he isn't interested then Craig would do it.

City Manager Dillner reviewed the current sales tax percentages, the allocation and the date the current ordinance will sunset, which is September 30, 2024.

City Manager Dillner reviewed the options for crafting a ballot question:

- Duration – 5 years, 10 years or a permanent sales tax.
- Funding Formula – Currently it's $1.65 million for property tax reduction, $600,000 for street rehabilitation and $100,000 for economic development. He stated that the committee could recommend a percentage instead of a dollar amount, which could increase the amount given to each item in years when the collections are higher.
- Formula Structure -
- Rate – We can levy up to 2%.

City Manager Dillner asked the committee what their thoughts were on the duration of the sales tax.

Craig Hamilton stated that the most popular one on the survey was ten years, so he thought that was a good direction.

Ross Stumpf stated that he felt that the City would not be able to operate without the sales tax, and so he felt that the sales tax could be permanent. He asked if the amount could change if the sales tax was permanent.

City Manager Dillner stated that they could change the amount if needed.

Brett Remsberg and Edward Wilson agreed.

City Manager Dillner stated that approximately 30% of the sales tax comes from outside of the committee.

Craig Hamilton asked how many people voted in favor last time.

City Manager Dillner stated that 75% voted yes in 2018.

Scott Leason asked if it could be changed in the future.

City Manager Dillner stated that while it is called a permanent sales tax, nothing is permanent and it could be changed with another election in the future.

Ross Stumpf asked what happened if it didn't pass in November.

City Manager Dillner stated that if it didn't pass in November, staff would begin conversations about a special election in the spring, but without a second ballot question, it would end.

The committee agreed to send a question without an expiration date to the ballot.

City Manager Dillner stated that now they needed to discuss the funding formula. He asked if they wanted to continue the current allocation, change it to percentages, or change it all together.

Edward Wilson asked where the street maintenance funds go.

City Manager Dillner stated that $500,000 goes to full repair and $100,000 goes to sealing/crack repair.

Ross Stumpf asked how the excess sales tax funds are spent.

City Manager Dillner reviewed the collections and expenditures from the excess sales tax funds.

Lori Gioso asked in an ideal world, how much needed to be allocated to street rehabilitation.

City Manager Dillner stated that we have that information and can send it to the committee.

Craig Hamilton and Ross Stumpf both stated that they would be in favor of a percentage instead of a dollar amount.

Ross Stumpf asked what the rate increase referred to.

City Manager Dillner stated that it was the sales tax rate. He stated that they can change the numbers in the formula to increase or decrease the current allocations if they weren't interested in changing the sales tax rate.

Edward Wilson asked why everything couldn't be placed in one general fund.

City Manager Dillner stated that the citizens wanted to direct how the funds were spent.

Scott Leason asked where the other 20% of the funds are going.

City Manager Dillner stated his example shows 50% going to property tax reduction, 26% to street rehabilitation, 4% to economic development and 20% to excess sales tax projects.

Craig Hamilton stated that he agreed with the phrasing that stated the current dollar amount or the percentage, whichever is higher.

Ross Stumpf confirmed that if it's worded that way, the minimum is still at the current amount.

City Manager Dillner stated that he was correct.

Lori Gioso stated that the property tax reduction and the streets are very important.

City Manager Dillner stated that if they considered the rate increase, a half-cent sales tax would be approximately 1.25 mills. He stated that they could write the item to state that if the rate increased, the property tax would have to be reduced.

Craig Hamilton stated that in surrounding areas, the tax rate is higher than ours by one or two percent.

There was not support for increasing the sales tax rate.

Scott Leason asked if others can still request excess sales tax.

City Manager Dillner stated that it was removed the last time the ballot question was submitted, excess sales tax can only be used for city projects.

Craig asked if we could send the ballot question from the last election.

City Manager Dillner stated the next meeting would be May 8th at 6:00 p.m.

The committee agreed to think about the allocation for the next meeting.

Meeting adjourned at 6:45 p.m.

Sales Tax Advisory Committee
May 8, 2023 6:00 p.m.
Commission Room

Members Present	Members Absent	Staff Present
Craig Hamilton	Lori Gioso	David Dillner, City Manager
David Sundgren	John Steinbacher	Alyssa Warner, Finance Director
Ross Stumpf	Matt Jacobs	Tabitha Sharp, Administration Director
Brett Remsberg	Jordan Buxton	
	Heather Rinkenbaugh	
	Scott Leason	
	Edward Wilson	

City Manager David Dillner stated that he would provide a brief overview and then talked about the allocation formula and proposed ballot language.

Option	Duration	Functions	Formula	Percentage
A	Renews in five years	Property Tax Reduction Street Maintenance Economic Development Excess Sales Tax Program	$1.65 million $600,000 $100,000 Remaining (est. $480,000)	NA
B	Continuous	Property Tax Reduction Street Maintenance Economic Development Excess Sales Tax Program	$1.65 million $600,000 $100,000 Remaining (est. $480,000)	58% 21% 4% 17% (not based on percent)
C	Continuous	Property Tax Reduction Street Maintenance Economic Development Excess Sales Tax Program	$1.65 million $800,000 $100,000 Remaining (est. $278,400)	58% 28% 4% 10% (not based on percent)
D	Continuous	Property Tax Reduction Street Maintenance Economic Development Excess Sales Tax Program	$1.65 million $900,000 $100,000 Remaining (est. $178,400)	58% 32% 4% 6% (not based on percent)

City Manager Dillner provided ballot options to the committee.

Craig Hamilton stated that he would like to see $800,000 for streets.

Brett Remsberg stated that he thought the excess was very important.

David Sundgren stated that he thought it was important to meet the community's needs and it was important to keep the community involved by doing the ballot every five years.

Ross Stumpf stated that the argument for keeping it permanent was to do a better job of protecting it from expiring and having to get rid of the programs it funds.

Brett Remsberg stated that if it was made continuous, it could be revisited in five or ten years to change the allocation if necessary.

Craig Hamilton asked if David would be interested in doing it every ten years.

David Sundgren stated that he thought it would be good for planning, but still felt that this was a way to keep people interested.

Craig Hamilton asked if they had to make a decision tonight.

David Dillner stated that they have one more meeting at which they can make a decision.

Ross Stumpf asked if they had to choose between one of the options.

David Dillner stated that they could mix and match as they wanted.

Ross Stumpf and Brett Remsberg stated that they liked the numbers in option C.

David Dillner stated that right now, we can do large projects with five years of excess sales tax. He stated that if they extend it to ten, they could do larger projects.

Craig Hamilton stated that he also likes C, but was open to five or ten years.

David Dillner stated that the next meeting is June 12th and we will need to make a decision on a recommendation for the ballot language at that meeting.

David Sundgren stated that he thought that they could sell a temporary sales tax better than a long term one.

Craig Hamilton asked how long the street portion had been $600,000.

Tabitha Sharp stated that it was increased from $500,000 to $600,000 on the 2008 ballot for the 2009 renewal.

Craig Hamilton asked if they could get the ballot question before the next meeting so they could read it before then.

David Dillner stated that he would send it out.

Meeting adjourned 6:53 p.m.

Sales Tax Advisory Committee
June 12, 2023 6:30 p.m.
Commission Room

Members Present	Absent	Staff Present
Ross Stumpf	Brett Remsberg	David Dillner, City Manager
Scott Leason	David Sundgren	Tabitha Sharp, Administration Director
Lori Gioso	John Steinbacher	
Edward Wilson	Matt Jacobs	
Craig Hamilton	Heather Rinkenbaugh	
	Jordan Buxton	

City Manager David Dillner reviewed the options for the sales tax question that were discussed at the past meetings.

The sales tax committee stated that they would like to go with Option C.

The committee discussed moving it to ten years instead of five years.

Craig Hamilton asked if the Commission has to review it and if they can change it.

City Manager Dillner stated that they will review and approve the ordinance and resolution, once it goes to the County, it will be on the ballot.

Committee Member Edward Wilson moved to

Committee Member Craig Hamilton seconded the motion.

Motion carried 5 – 0.

Meeting adjourned at 6:37 p.m.

RESOLUTION NO. ____

A RESOLUTION TO SUBMIT TO THE QUALIFIED ELECTORS OF THE CITY OF EL DORADO, KANSAS, THE PROPOSITION OF CONTINUING A RETAILERS' SALES TAX

WHEREAS, pursuant to K.S.A. 12-187, et seq., the Governing Body of the City of El Dorado, Kansas, deems it to be in the best interest of the City that a question should be submitted to the qualified electors of said City concerning the continuing of a retailers' sales tax, which tax shall be collected by the State Department of Revenue with the revenue to be returned to the City of El Dorado, Kansas.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF EL DORADO, KANSAS:

Section 1: On or about November 7, 2023, an election shall be held, in the manner prescribed by law, for the purpose of submitting to the qualified electors of the City of El Dorado, Kansas, the question of continuing a retailers' sales tax in the City of El Dorado, in the amount of one percent; such tax to take effect on the first day of October 2024, if approved by a majority of the voting electors.

Section 2: If approved by a majority of the electors, such tax shall be subject to all applicable state laws and administrative rules and regulations of the Kansas Department of Revenue. The Kansas Department of Revenue shall administer, enforce and collect such tax.

Section 3: The election shall be conducted in association with the general election by the County Election Officer, pursuant to K.S.A. 25-101 through 25-230.

Section 4: The proposition to be placed on the ballot shall be in substantially the following form:

> *"Shall the city retailers' sales tax in the amount of one percent (1%) be extended for a period of five years from and after the first day of October 2024, in the City of El Dorado, Kansas, to take effect on the first day of October 2024, with the first $1,650,000, or 58%, whichever is greater, to be allocated annually for property tax reduction, the next $900,000, or 32%, whichever is greater, to be allocated annually for street rehabilitation within the City of El Dorado, the next $100,000, or 4%, whichever is greater, to be allocated annually to a fund for economic development purposes, and with the balance being distributed per ordinance, which retailers' sales tax shall continue in full force and effect?"*

Section 5: The City Clerk and County Election Officer shall cause a notice to be published on the *question submitted election* as provided by law.

ADOPTED at El Dorado, Kansas, the ___ day of August 2023.

_____
Bill Young
Mayor

_____
Gregg Lewis
Commissioner

_____
Kelly Tetrick
Commissioner

_____
Kendra Wilkinson
Commissioner

_____
Leon Leachman
Commissioner

Attest:

_____
Tabitha D. Sharp
City Clerk

ORDINANCE NO. ____

AN ORDINANCE PLEDGING THE FUTURE USE OF ALL THE REVENUE WHICH MAY BE RECEIVED BY A ONE PERCENT RETAILERS' SALES TAX LEVIED IN THE CITY OF EL DORADO, SHOULD THE QUALIFIED ELECTORS OF SUCH CITY VOTE IN FAVOR THEREOF

BE IT ORDAINED, BY THE GOVERNING BODY OF THE CITY OF El DORADO, KANSAS:

Section 1: In the event the electors of El Dorado, Kansas, approve the continuation of the one percent retailers' sales tax, at an election to be held in association with the general election on November 7, 2023, the Governing Body hereby pledges to use the revenues in the following manner:

a. The first $1,650,000, or 58%, whichever is greater, from the tax shall be used annually for property tax reduction for the inhabitants of the City; and
b. The next $900,000, or 32%, whichever is greater, shall be allocated annually for Street Rehabilitation within the City of El Dorado; and
c. The next $100,000, or 4%, whichever is greater, from the tax shall be allocated annually to Economic Development Projects and Initiatives as provided herein; and
d. The remaining balance of sales tax proceeds shall be allocated to municipal services and functions provided directly by the City, Capital Expenditures that directly support City operations, and that are included in the current Capital Improvement Plan.

The retailers' sales tax shall continue in full force and effect for a period of five years from and after the first day of October 2024.

Section 2: In the event the electors determine to extend the one percent sales tax for another five-year period, an Excess Sales Tax Advisory Committee shall continue in existence, the membership to remain the same or be changed as provided by the Governing Body. The Committee shall continue to solicit input from the community for suggestions on appropriate uses for sales tax proceeds, and shall annually hold public

meetings and a public hearing concerning the proposed uses of the sales tax revenue in accordance with the provisions of this Ordinance.

Section 3: The following terms shall be defined for the purposes of this ordinance as provided herein:

"Capital Expenditure" shall mean an addition or structure that enhances the value of a property, a replacement or upgrade that extends the useful life of an asset, or the acquisition of vehicles or equipment.

"Capital Improvement Plan" shall mean the current Capital Improvement Plan of the City of El Dorado, Kansas, as annually adopted by the City Commission.

"Street Rehabilitation" shall mean maintaining and rehabilitating the existing geometrical alignment of improved city streets, which includes portions of curb and gutter removal and replacement, mill and overlays, pavement surface treatments, full depth pavement replacement, and pavement related storm drainage facilities.

"Economic Development Projects and Initiatives" shall mean efforts by the City that facilitate:

a. Business attraction strategies that encourage firms from outside of the City to locate headquarters or other operations within the corporate limits of the City;
b. Business creation strategies that focus on encouraging the formation of new companies that are locally based and will remain in the community and grow;
c. Business retention strategies to keep existing businesses in the community and to encourage them to expand their operations within the community;
d. Enterprise development strategies meant to assist entrepreneurs in support of the creation, growth, and survival of their businesses;
e. Housing strategies that provide affordable options for the workforce; and
f. Public infrastructure projects that have the potential to increase tax base.

Any such efforts shall provide a reasonable expectation of a return on investment to the City in the form of increased property taxes, sales taxes, transient guest taxes, or other municipal revenue. The City Commission shall place a higher priority on projects and initiatives that leverage public and/or private investment that seek to accomplish the aforementioned strategies and that create or retain livable wage jobs.

Section 4: This Ordinance shall be published once in the official city newspaper.

PASSED by the Governing Body of the City of El Dorado, Kansas, and

APPROVED by its Mayor, this ___ day of August 2023.

_____
Bill Young
Mayor

Attest:

_____
Tabitha D. Sharp
City Clerk

Sales Tax Committee

March 27, 2023

EL DORADO

KANSAS

www.eldoks.com

Meeting Agenda

- Committee Purpose & Goals; Selection of Committee Chair
- Process and Schedule
- Existing Sales Tax Overview
- Sales Tax Performance and Comparatives
- Sales Tax Survey Results

Committee Purpose & Goals

- Review the existing one-cent sales tax and determine if changes are necessary and/or appropriate for its continuation.

- Solicit input from the public to help inform the committee's recommendation.

- Prepare a recommendation for the City Commission's consideration regarding a proposed ballot question to renew the sales tax.

Committee Chair

- Keep the committee on task during meetings.
- Ensure all committee members have the opportunity to express their input.
- Build consensus for a recommendation on proposed ballot language.
- Present the committee's recommendation to the City Commission.

Process and Schedule

Date	Purpose/Key Objectives
March 27	• Committee Goals and Objectives, Process • Overview of Existing Sales Tax • Sales Tax Survey Results
April 10	• Discussion on Sales Tax Duration • Discussion on Use of Funds and Allocation Formula
May 8	• Discussion on Use of Funds and Allocation Formula • Discussion on Ballot Question Language
June 12	• Discussion on Ballot Question Language • Recommendation on Sales Tax Ballot Question
June 19	• Present Recommended Ballot Question to City Commission

Process and Schedule

Date	Purpose/Key Objectives
June 28	• City Commission Work Session #1
July 3	• City Commission Meeting #1
July 12	• City Commission Work Session #2
July 17	• City Commission Meeting #2 • Deadline for City Commission to Approve Ballot Question Resolution for November General Election
August to November	• Implement Communication Plan to Inform Community of Ballot Question
November 7	• General Election
October 1, 2024	• Effective Date of Sales Tax

Kansas Sales Tax Overview

- A majority of voters must approve a city sales tax in an election.
- A city sales tax may be imposed in increments of 0.05%, not to exceed 2.0% for general purposes and not to exceed 1.0% for special purposes.
- General sales taxes are permanent (i.e., no sunset). Special sales taxes sunset, or expire, after ten years or when the special project is paid in full, whichever occurs first.

El Dorado Sales Tax Overview

State of Kansas:	6.5%
Local Sales Tax:	1.0%
Total:	**7.5%**

Butler County does not currently have a local sales tax.

Some retailers in El Dorado collect a higher sales tax (up to 2%) because of the establishment of a Community Improvement District (CID) to finance public improvements related to an economic development project.

El Dorado Sales Tax Overview

- The City of El Dorado has overwhelmingly voted in favor of a one-cent (1%) sales tax since 1990.
- The current sales tax will end September 30, 2024 unless renewed by voters.
- The ordinance allocates funds as follows:
  - $1.65 million to property tax reduction;
  - $600,000 to street rehabilitation; and
  - $100,000 to economic development.
  - Funds in excess of $2.35 million are allocated to the Excess Sales Tax Program.

Property Tax Reduction

- $1.65 million allocated to “property tax reduction.”
- Equivalent to about 17 mills.
- Provides funding for general government services, such as law enforcement, fire protection, park maintenance, etc.
- Diversifies the City’s revenue portfolio so the City is not wholly reliant on property valuations.

Street Rehabilitation

- $600,000 allocated to “street rehabilitation,” which includes:
  - $500,000 for “major maintenance” (i.e., mill and overlays)
  - $100,000 for “minor maintenance” (i.e., crack sealing, patching)

Year	Street Projects (last five years)	Expense
2018	**S. Vine Street** (Central to Locust), **Downtown Alleys**, **Township Village** (HA-5 Treatment)	$539,727
2019	**High** (Central to 6th), **Houser** (3rd to 6th), **Taylor** (Central to 6th), **Atchison** (3rd to 6th), **1st** (Topeka to Taylor), **2nd** (Atchison to Taylor), **4th** (Atchison to Taylor), **5th** (Atchison to Taylor)	$427,600
2020	**Haverhill** (Central to Towanda), **6th** (El Rico to Metcalf), **Wedgewood**, **Gentry**, **Dragonfly**, **Chelsea**, **Taylor** (6th to 10th), **Activity Center Parking Lot**	$621,283
2021	**SW Trafficway** (Main to Douglas), **Emporia and Topeka** (Finney to Santa Fe), **Santa Fe** (Emporia to Topeka), **3rd** (Orchard to Oil Hill), **Pine** (Washington to Taylor), **Civic Center Parking Lot**	$450,618
2022	**S. Main** (Central to city limits), **Towanda** (Taylor to Douglas), **Kansas** (High to Topeka), **Topeka** (Towanda to Carr), **High** (SW Trafficway to Clark)	$646,124

Economic Development

- $100,000 allocated to **"Economic Development Projects and Initiatives,"** defined as:

  - **Business attraction** strategies that encourage firms from outside of the City to locate headquarters or other operations within the corporate limits of the City;
  - **Business creation** strategies that focus on encouraging the formation of new companies that are locally based and will remain in the community and grow;
  - **Business retention** strategies to keep existing businesses in the community and to encourage them to expand their operations within the community;
  - **Enterprise development** strategies meant to assist entrepreneurs in support of the creation, growth, and survival of their businesses;
  - **Housing** strategies that provide affordable options for the workforce; and
  - **Public infrastructure projects** that have the potential to increase tax base.

Economic Development

- The City used proceeds from the Economic Development Sales Tax funds for the following uses during the prior five years:

  - Union Tank Water Main Project ($234,666)
  - “Develop El Dorado” Marketing Campaign ($150,000)
  - John K. Fisher Sales Tax Reimbursement Incentive ($48,014)
  - Phase II Site Assessment ($13,600)
  - Conceptual Rail Layout Consulting ($13,339)
  - Business Park Replat ($9,700)

Excess Sales Tax

- Excess Sales Tax proceeds may be used to fund:
  - Services and functions provided directly by the City;
  - Capital Expenditures that directly support City operations; or
  - Projects that are included in the current Capital Improvement Plan.

- Projects are developed by City staff and then presented to the Excess Sales Tax Committee. The committee produces a funding recommendation for the City Commission's consideration.

- The City Commission has the final say on funding awards.

Excess Sales Tax

2018 Authorized Projects:

- Additional Property Tax Reduction ($294,382)
- Gordy Park Playground Equipment ($40,000)
- Prairie Trails Tennis Courts ($40,000)
- East Park Concession/Restroom Facility ($30,000)
- Central Park Batting Cage ($15,000)
- Chamber of Commerce Façade Grant Program ($10,000)
- Disc Golf Course Repairs ($10,000)
- Activity Center Wireless Controllers ($4,000)
- Picnic Tables ($3,600)

Excess Sales Tax

2019 Authorized Projects:

- Additional Property Tax Reduction ($300,000)
- North Main Playground Equipment ($80,000)
- Miniature Golf Course ($80,000)
- Senior Center Parking Lot ($67,200)
- Public Works Roof Replacement ($61,000)
- McDonald Stadium Project Bank ($40,000)
- Fire Station No. 1 Doors ($24,000)
- Oil Museum Sign Replacement ($17,296)
- Main Street Façade Grant Program ($5,000)
- Chamber of Commerce Grant Program ($5,000)

Excess Sales Tax

2020 Authorized Projects:

- Additional Property Tax Reduction ($300,000)
- Civic Center Parking Lot ($141,402)
- Riverview Playground ($60,000)
- McDonald Stadium Project Bank ($58,000)
- Graham Park North Playground ($50,000)
- Central and East Park Ballfield Bleachers ($25,845)
- Spray Park Pump Equipment Replacement ($20,000)
- East Park Batting Cage ($15,000)
- Senior Center Painting ($7,400)
- Park Maintenance Shop Painting ($4,800)

Excess Sales Tax

2021 Authorized Projects:

- Band Shell Improvements ($80,000)
- McDonald Stadium Project Bank ($58,000)
- Central/East/Lake Bleachers ($55,000)
- Central Park Concession/Restroom Facility ($37,483)
- Chelsea Bike Path ($19,890)

Excess Sales Tax

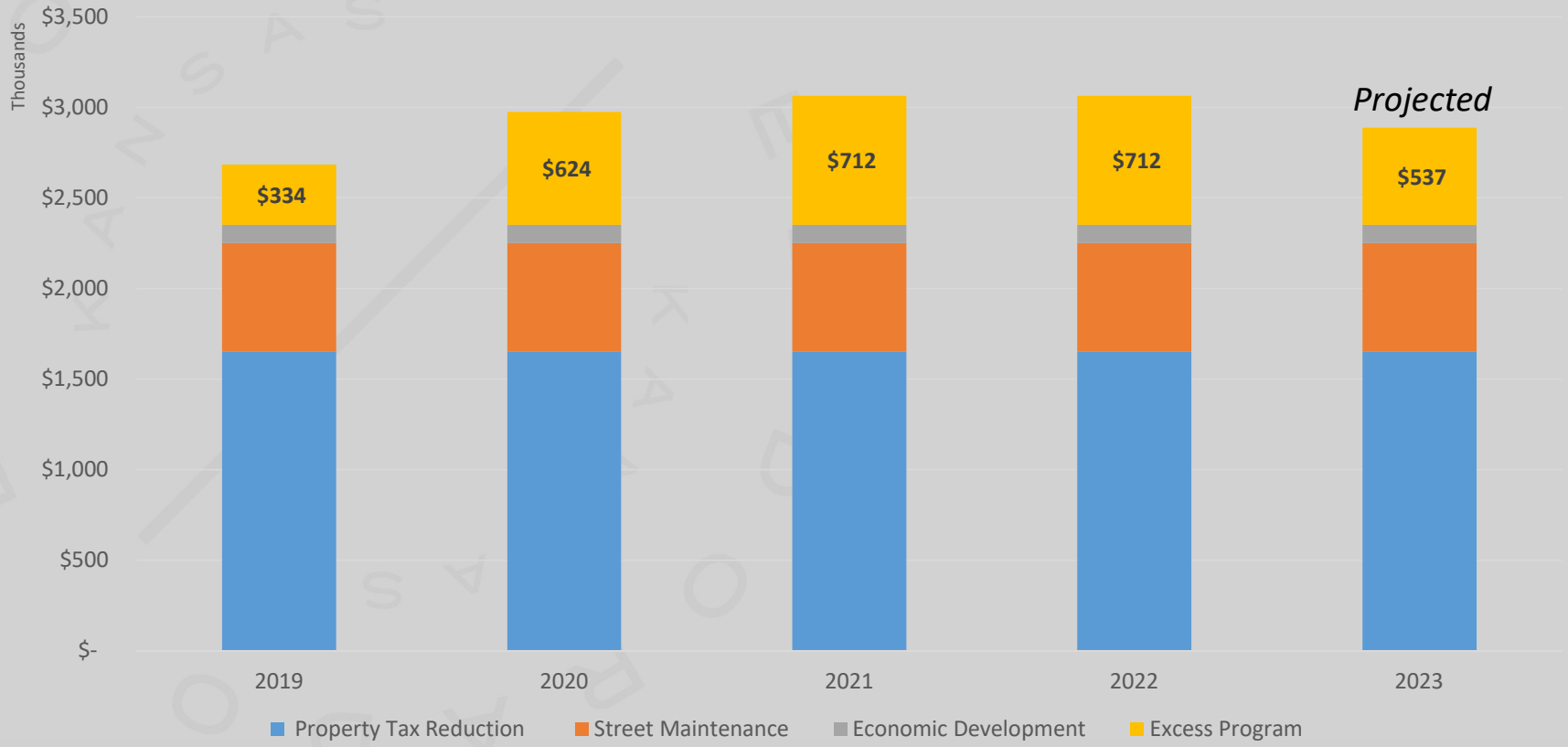
2022 Authorized Projects:

- Ballfield Improvement Program ($2.1 million)
  - East Park and Central Park Concession/Restroom Facilities ($600,000)
  - Central Park Fences, Scoreboards, and Miscellaneous Improvements ($310,000)
  - McDonald Stadium Turf Replacement ($300,000)
  - McDonald Stadium Façade and Bleachers ($250,000)
  - East Park Fences and Miscellaneous Improvements ($246,000)
  - McDonald Stadium Fence ($200,000)
  - McDonald Stadium Miscellaneous Improvements ($156,000)

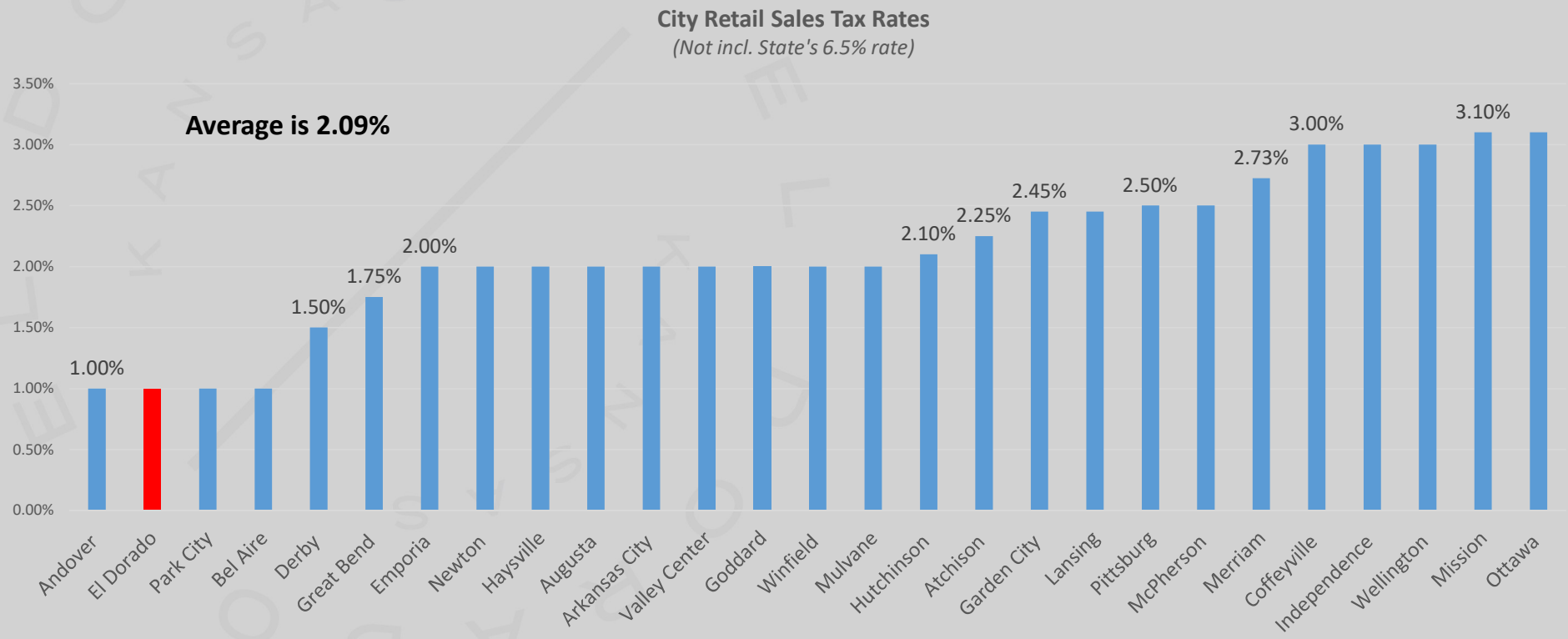
Sales Tax Performance

- The compound annual growth rate of sales tax receipts is **2.4%** since 2013.
- Sales tax receipts have increased **18.6%** since 2020.
- An estimated **25-30%** of sales tax receipts originate from people living outside El Dorado.

Sales Tax Performance



Sales Tax Comparatives



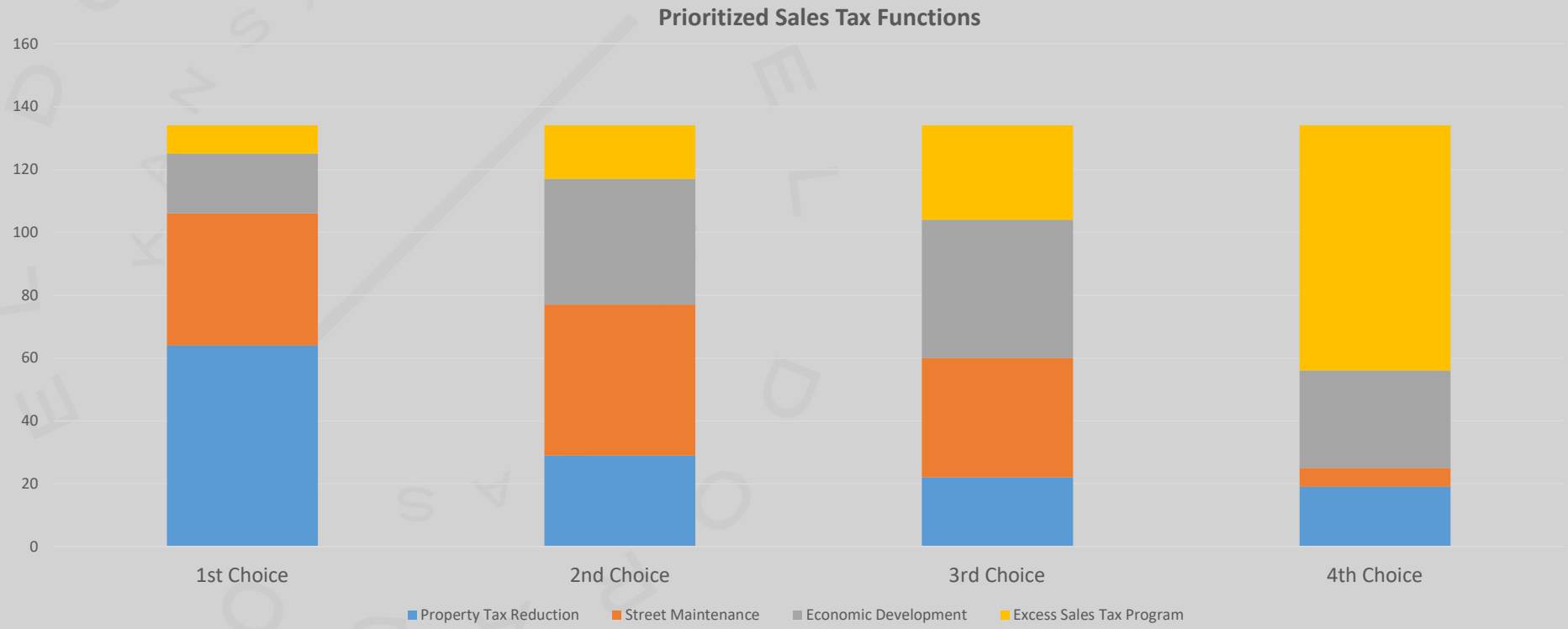
Sales Tax Survey Results

- 168 people participated in the survey.
- Participants support the ***property tax reduction*** and ***street maintenance*** components of the sales tax.
- 60% of participants support increasing funds allocated to ***street maintenance.***
- 54% of participants support adding funds specifically allocated for ***parks and recreation***.

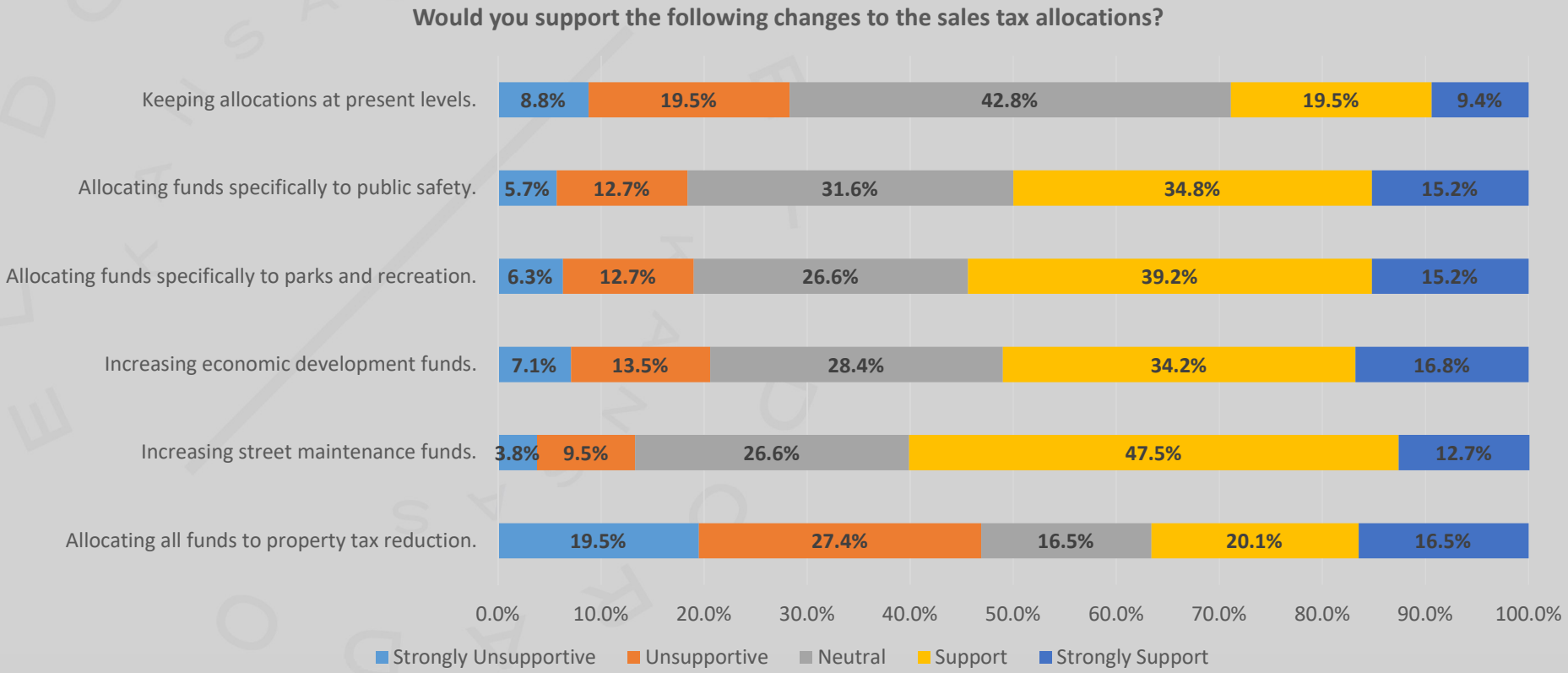
Sales Tax Survey Results

- 51% of participants support increasing funds allocated to economic development.
- 51% of participants support making the sales tax permanent.
- 47% of participants support renewal every five years.
- 44% of participants support renewal every ten years.
- 68% of participants ***do not*** support changing to a general sales tax.

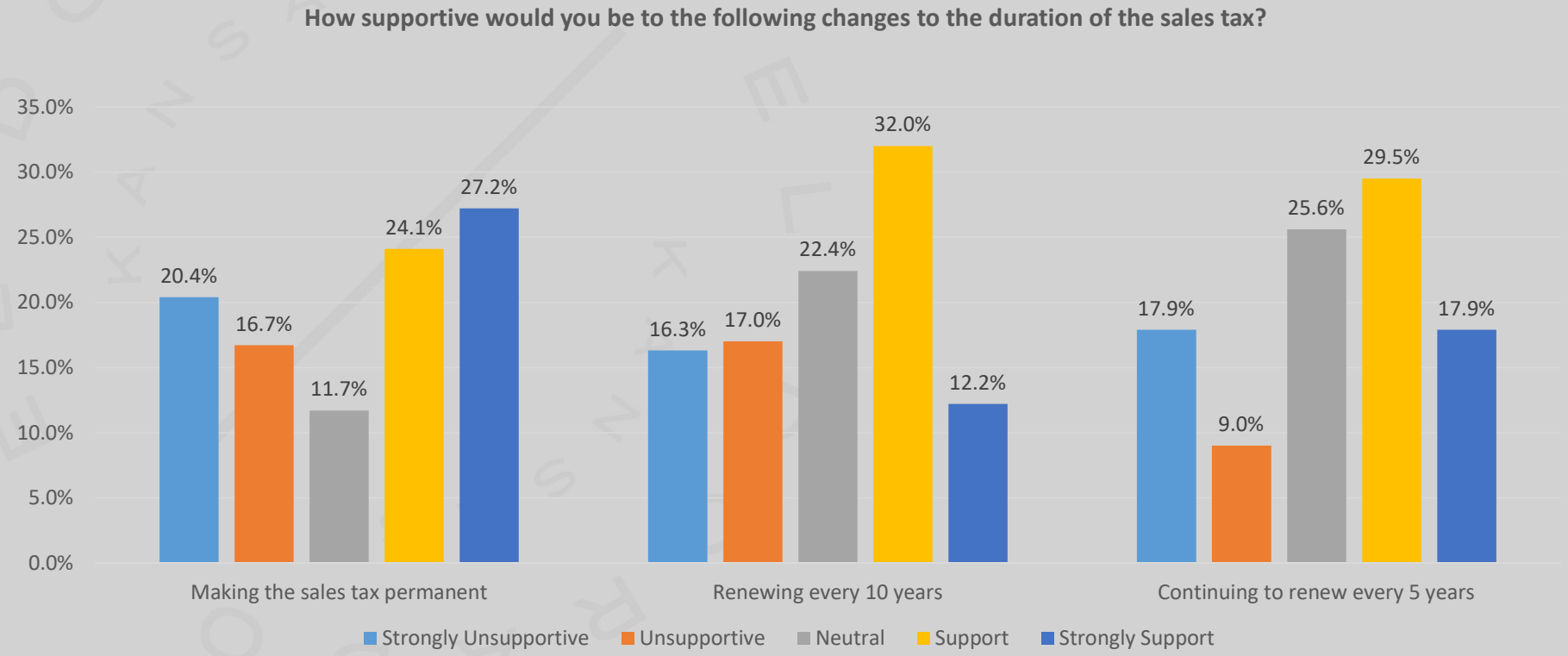
Sales Tax Survey Results



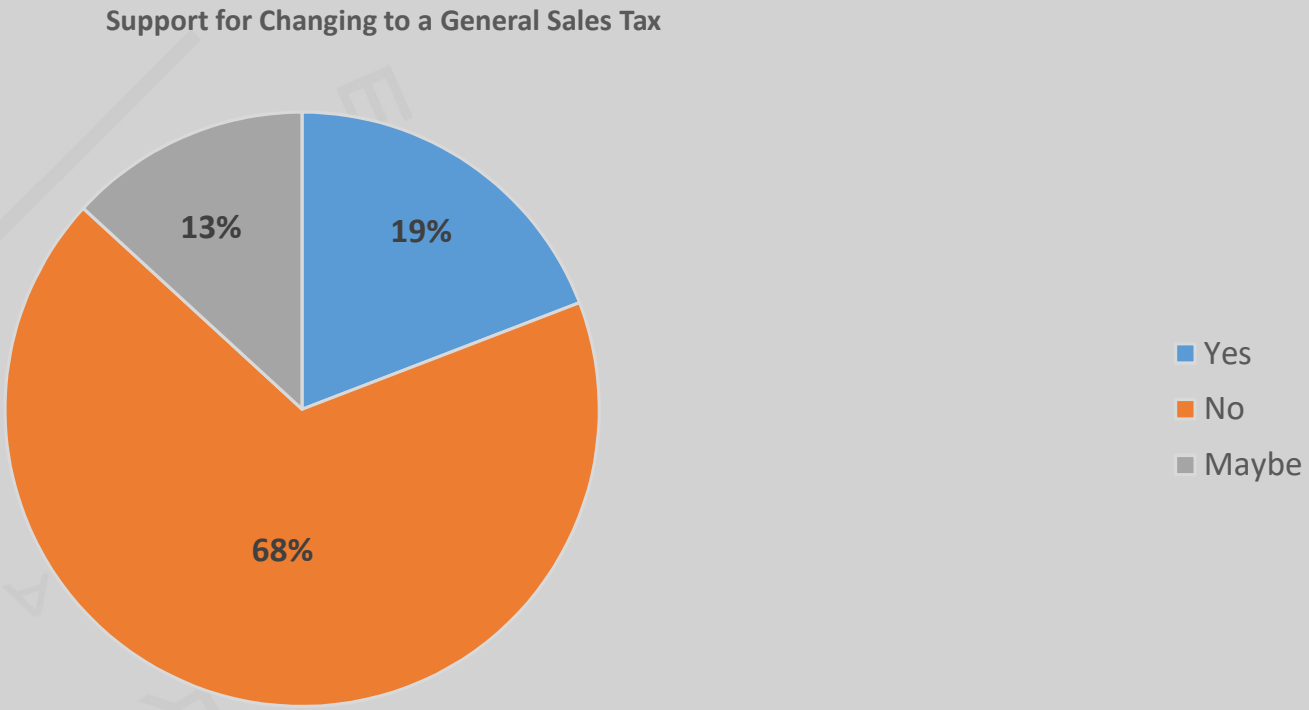
Sales Tax Survey Results



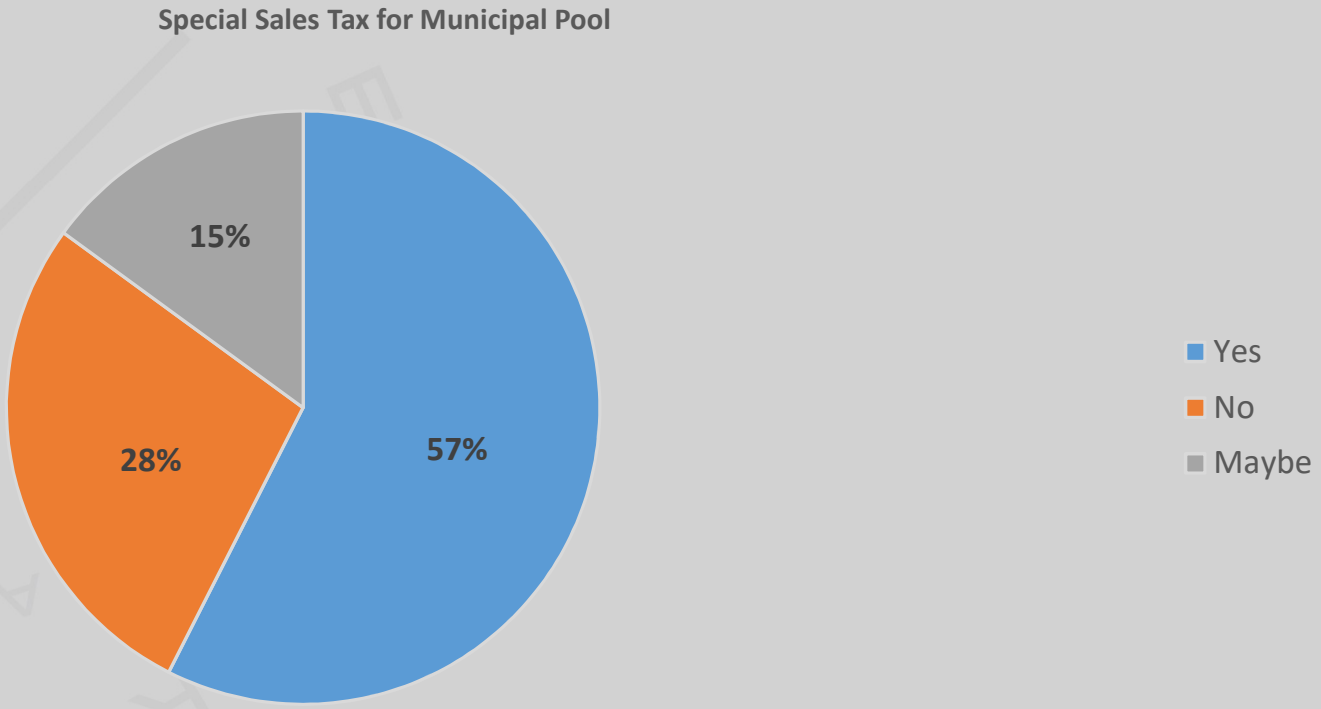
Sales Tax Survey Results



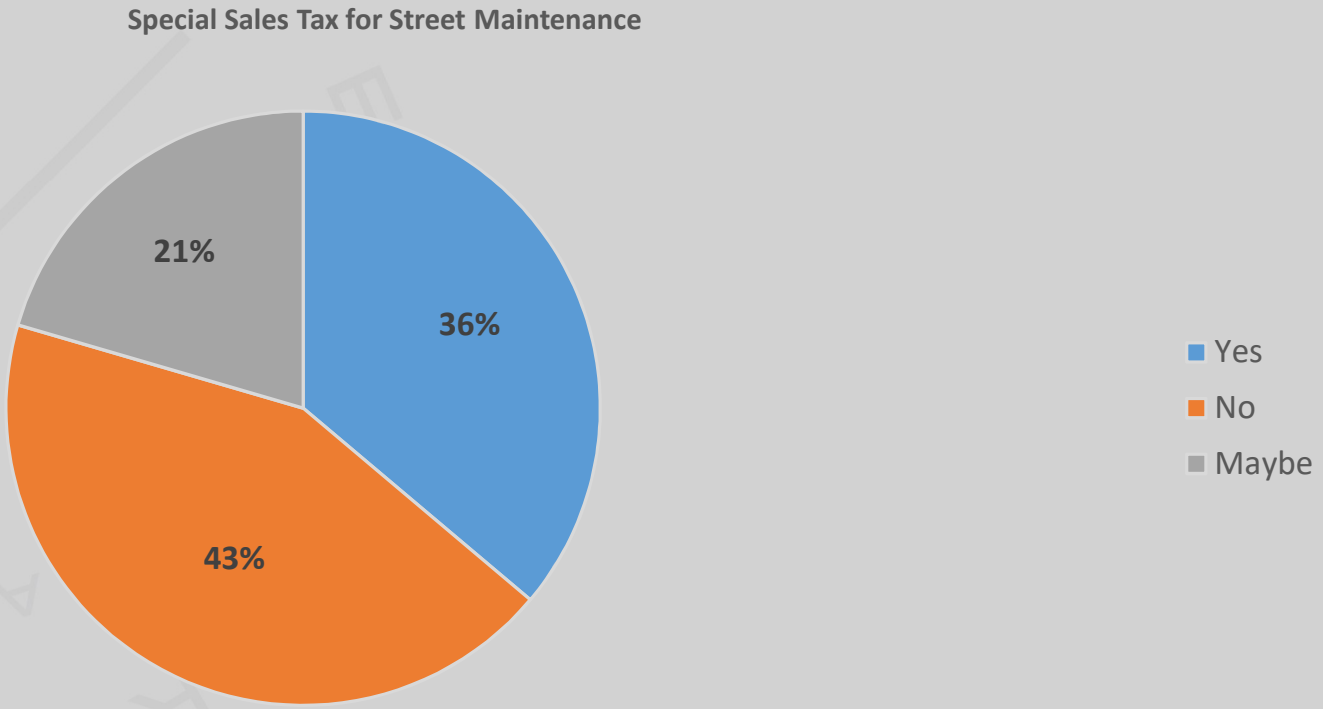
Sales Tax Survey Results



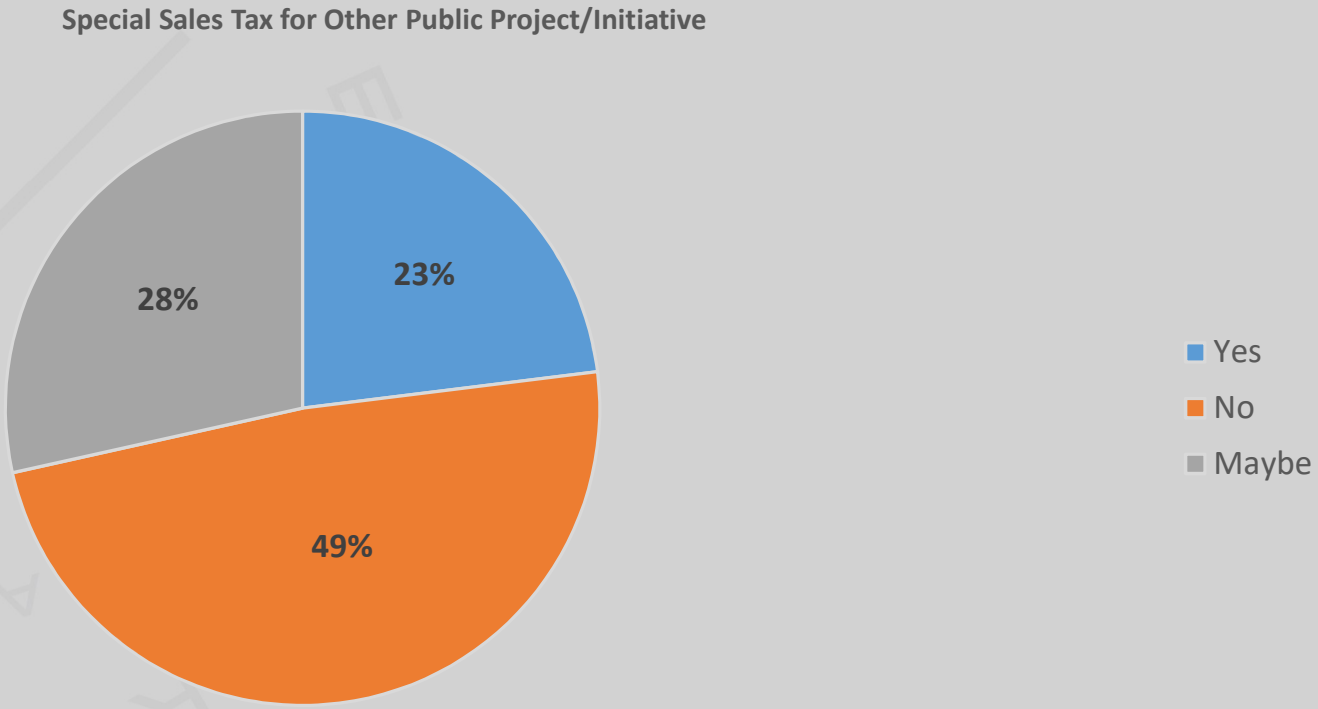
Sales Tax Survey Results



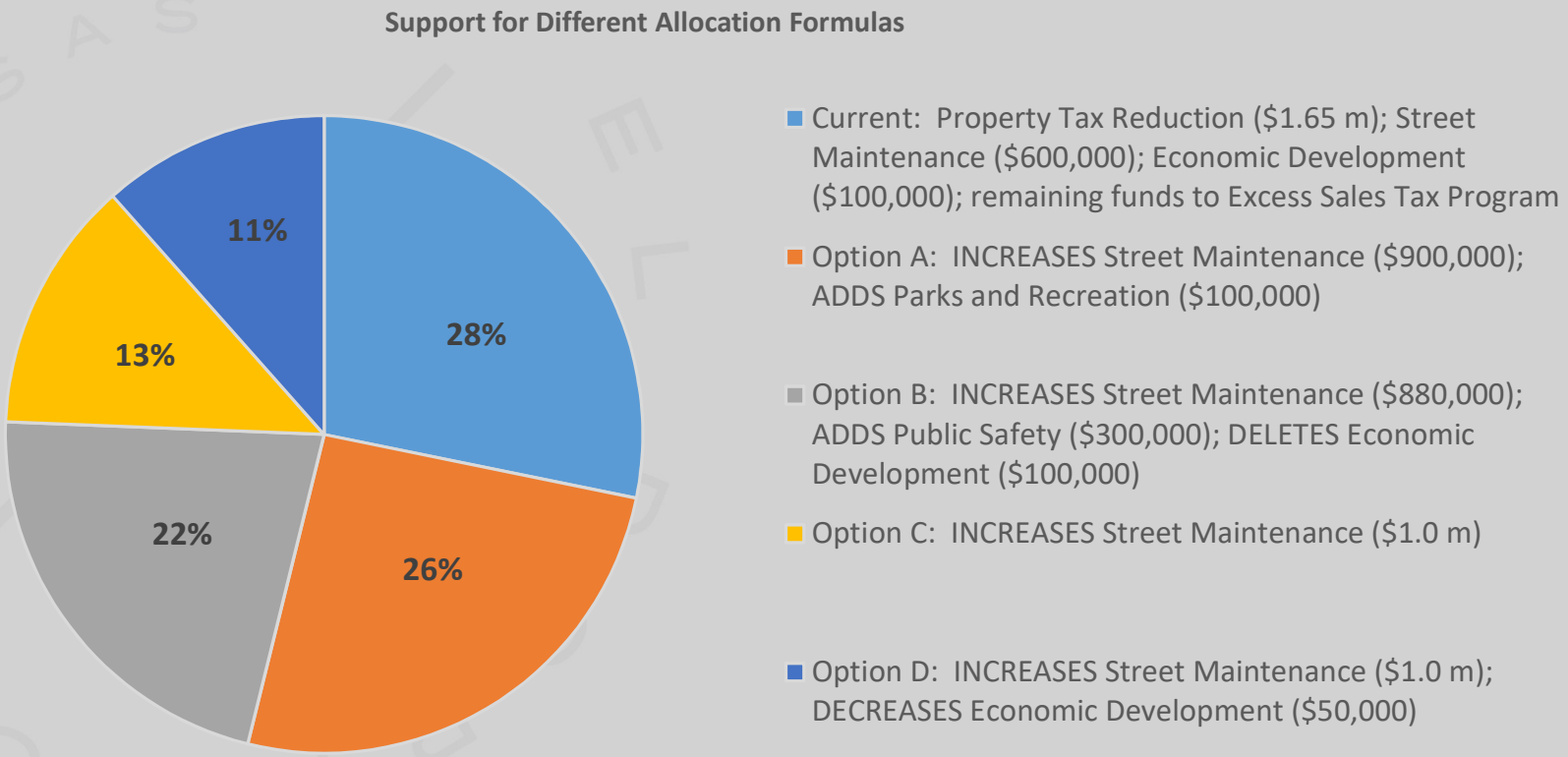
Sales Tax Survey Results



Sales Tax Survey Results



Sales Tax Survey Results



Sales Tax Survey Results

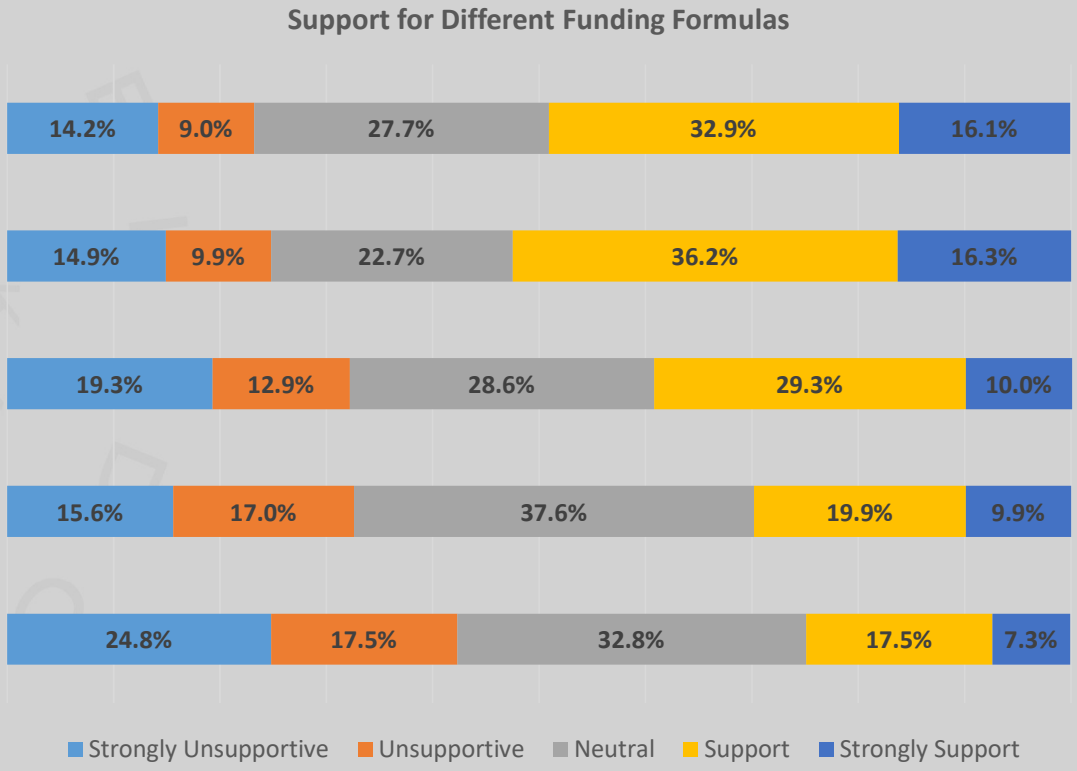
OPTION A: Property Tax Reduction ($1.65 m); Street Maintenance ($600,000); Economic Development ($100,000); remaining funds to Excess Sales Tax Program

OPTION B: *INCREASES* Street Maintenance ($900,000); *ADDS* Parks and Recreation ($100,000)

OPTION C: *INCREASES* Street Maintenance ($880,000); *ADDS* Public Safety ($300,000); *DELETES* Economic Development ($100,000)

OPTION D: *INCREASES* Street Maintenance ($1.0 m)

OPTION E: *INCREASES* Street Maintenance ($1.0 m); *DECREASES* Economic Development ($50,000)



Crafting a Ballot Question: Levers to Pull

- **Duration:** Changing from renewing every five years to ten years, or making the sales tax permanent.
- **Funding Formula:** Changing the allocation formula to reflect priorities of community.
- **Rate:** Changing the rate to reflect priorities of community.

Alternate [Sales Tax] Universe

- **Funding Formula:** Changing the formula to allocate using a formula.
  - Property Tax Reduction: $1.65 million or 50%, whichever is more
  - Street Maintenance: $600,000 or 26%, whichever is more
  - Economic Development: $100,000 or 4%, whichever is more

- **Rate:** Increasing the rate to enhance property tax reduction.
  - Each increment of 0.05% is equal to about 1.25 mills.

Next Meeting

- April 10, 2023 at 6:00 pm

- Agenda:
  - Sales Tax Duration
  - Use of Funds and Allocation Formula

Sales Tax Committee

April 10, 2023

EL DORADO
KANSAS

www.eldoks.com

Meeting Agenda

- Previous Meeting Summary
- Discussion on Sales Tax Duration
- Discussion on Use of Funds and Allocation Formula

Committee Purpose & Goals

- Review the existing one-cent sales tax and determine if changes are necessary and/or appropriate for its continuation.
- Solicit input from the public to help inform the committee's recommendation.
- Prepare a recommendation for the City Commission's consideration regarding a proposed ballot question to renew the sales tax.

Committee Chair

- Keep the committee on task during meetings.
- Ensure all committee members have the opportunity to express their input.
- Build consensus for a recommendation on proposed ballot language.
- Present the committee's recommendation to the City Commission.

Crafting a Ballot Question: Levers to Pull

- **Duration:** Changing from renewing every five years to ten years, or making the sales tax permanent.
- **Funding Formula:** Changing the allocation formula to reflect priorities of community.
- **Formula Structure:** Changing the allocation formula to a percentage structure instead of a defined amount.
- **Rate:** Changing the rate to reflect priorities of community.

El Dorado Sales Tax Overview

State of Kansas:	6.5%
Local Sales Tax:	1.0%
Total:	**7.5%**

Butler County does not currently have a local sales tax.

Some retailers in El Dorado collect a higher sales tax (up to 2%) because of the establishment of a Community Improvement District (CID) to finance public improvements related to an economic development project.

El Dorado Sales Tax Overview

- The City of El Dorado has overwhelmingly voted in favor of a one-cent (1%) sales tax since 1990.
- The current sales tax will end September 30, 2024 unless renewed by voters.
- The ordinance allocates funds as follows:
  - $1.65 million to property tax reduction;
  - $600,000 to street rehabilitation; and
  - $100,000 to economic development.
  - Funds in excess of $2.35 million are allocated to the Excess Sales Tax Program.

Crafting a Ballot Question: Levers to Pull

- **Duration:** Changing from renewing every five years to ten years, or making the sales tax permanent.
- **Funding Formula:** Changing the allocation formula to reflect priorities of community.
- **Rate:** Changing the rate to reflect priorities of community.

Alternate [Sales Tax] Universe

- **Funding Formula:** Changing the formula to allocate using a formula.
  - Property Tax Reduction: $1.65 million or 50%, whichever is more
  - Street Maintenance: $600,000 or 26%, whichever is more
  - Economic Development: $100,000 or 4%, whichever is more
- **Rate:** Increasing the rate to enhance property tax reduction.
  - Each increment of 0.05% is equal to about 1.25 mills.

Next Meeting

- May 8, 2023 at 6:00 pm
- Agenda:
  - Use of Funds and Allocation Formula
  - Ballot Language

Sales Tax Committee

June 12, 2023

EL DORADO
KANSAS

www.eldoks.com

Meeting Agenda

- Previous Meeting Summary
- Ballot Question Options
- Recommendation

Previous Meeting Summary

- The committee wanted to see a few ballot question options with the following provisions:
  - Renewing in five years;
  - Increasing street funds; and
  - Percentage-based.

Sales Tax Ballot Options

Option	Duration	Functions	Formula	Percentage
A	Renews in five years	Property Tax Reduction Street Maintenance Economic Development Excess Sales Tax Program	$1.65 million $600,000 $100,000 Remaining	NA
B	Renews in five years	Property Tax Reduction **Street Maintenance** Economic Development Excess Sales Tax Program	$1.65 million **$800,000** $100,000 Remaining	58%, or whichever is greater. 28%, or whichever is greater. 4%, or whichever is greater.
C	Renews in five years	Property Tax Reduction **Street Maintenance** Economic Development Excess Sales Tax Program	$1.65 million **$900,000** $100,000 Remaining	58%, or whichever is greater. 32%, or whichever is greater. 4%, or whichever is greater.

Option A – Status Quo

"Shall the city retailers' sales tax in the amount of one percent (1%) be extended for a period of five years from and after the first day of October 2019, in the City of El Dorado, Kansas, to take effect on the first day of October 2019, with the first $1,650,000, to be allocated annually for property tax reduction, the next $600,000, to be allocated annually for street rehabilitation within the City of El Dorado, the next $100,000, to be allocated annually to a fund for economic development purposes, and with the balance being distributed per Ordinance No. G-1281, which retailers' sales tax shall continue in full force and effect?"

Recommended Motion A

Committee Member _____ moved to recommend the following ballot language to the City Commission concerning the City's one-cent sales tax for inclusion on the General Election ballot to be held on November 7, 2023:

"Shall the city retailers' sales tax in the amount of one percent (1%) be extended for a period of five years from and after the first day of October 2019, in the City of El Dorado, Kansas, to take effect on the first day of October 2019, with the first $1,650,000, to be allocated annually for property tax reduction, the next $600,000, to be allocated annually for street rehabilitation within the City of El Dorado, the next $100,000, to be allocated annually to a fund for economic development purposes, and with the balance being distributed per Ordinance No. G-1281, which retailers' sales tax shall continue in full force and effect?"

Option B – Increases Street Funds to $800k

"Shall the city retailers' sales tax in the amount of one percent (1%) be extended for a period of five years from and after the first day of October 2024, in the City of El Dorado, Kansas, to take effect on the first day of October 2024, with the first $1,650,000, or 58%, whichever is greater, to be allocated annually for property tax reduction, the next $800,000, or 28%, whichever is greater, to be allocated annually for street rehabilitation within the City of El Dorado, the next $100,000, or 4%, whichever is greater, to be allocated annually to a fund for economic development purposes, and with the balance being distributed per Ordinance No. G-1281, which retailers' sales tax shall continue in full force and effect?"

Recommended Motion B

Committee Member _____ moved to recommend the following ballot language to the City Commission concerning the City's one-cent sales tax for inclusion on the General Election ballot to be held on November 7, 2023:

"Shall the city retailers' sales tax in the amount of one percent (1%) be extended for a period of five years from and after the first day of October 2024, in the City of El Dorado, Kansas, to take effect on the first day of October 2024, with the first $1,650,000, or 58%, whichever is greater, to be allocated annually for property tax reduction, the next $800,000, or 28%, whichever is greater, to be allocated annually for street rehabilitation within the City of El Dorado, the next $100,000, or 4%, whichever is greater, to be allocated annually to a fund for economic development purposes, and with the balance being distributed per Ordinance No. G-1281, which retailers' sales tax shall continue in full force and effect?"

Option C – Increases Street Funds to $900k

"Shall the city retailers' sales tax in the amount of one percent (1%) be extended for a period of five years from and after the first day of October 2024, in the City of El Dorado, Kansas, to take effect on the first day of October 2024, with the first $1,650,000, or 58%, whichever is greater, to be allocated annually for property tax reduction, the next $900,000, or 32%, whichever is greater, to be allocated annually for street rehabilitation within the City of El Dorado, the next $100,000, or 4%, whichever is greater, to be allocated annually to a fund for economic development purposes, and with the balance being distributed per ordinance No. G-1281, which retailers' sales tax shall continue in full force and effect?"

Recommended Motion C

Committee Member _____ moved to recommend the following ballot language to the City Commission concerning the City's one-cent sales tax for inclusion on the General Election ballot to be held on November 7, 2023:

"Shall the city retailers' sales tax in the amount of one percent (1%) be extended for a period of five years from and after the first day of October 2024, in the City of El Dorado, Kansas, to take effect on the first day of October 2024, with the first $1,650,000, or 58%, whichever is greater, to be allocated annually for property tax reduction, the next $900,000, or 32%, whichever is greater, to be allocated annually for street rehabilitation within the City of El Dorado, the next $100,000, or 4%, whichever is greater, to be allocated annually to a fund for economic development purposes, and with the balance being distributed per ordinance No. G-1281, which retailers' sales tax shall continue in full force and effect?"

Process and Schedule

Date	Purpose/Key Objectives
June 19	• Present Recommended Ballot Question to City Commission
June 28	• City Commission Work Session #1
July 3	• City Commission Meeting #1
July 12	• City Commission Work Session #2 *(if needed)*
July 17	• City Commission Meeting #2 *(if needed)*
August to November	• Implement Communication Plan to Inform Community of Ballot Question
November 7	• General Election
October 1, 2024	• Effective Date of Sales Tax *(if approved by voters)*

Next Meeting

- The Sales Tax Committee will present its recommendation to the City Commission at the regular meeting scheduled for 6:00 pm on June 19, 2023.
- Thank you for your service on this committee! Your work is very important to the City.

EL DORADO CITY COMMISSION MEETING **June 5, 2023**

The El Dorado City Commission met in a regular session on June 5, 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

Jeff Murphy	220 E 1st Ave	El Dorado, KS
Emily Connell	El Dorado Main Street	El Dorado, KS
Herb Llewellyn	1661 Pennsylvania	El Dorado, KS
Linda Clark	1112 Rim Rock	El Dorado, KS
Cam Austin	519 Ohio	El Dorado, KS
Suzanne Scribner	406 Frazier	El Dorado, KS
Teresa Eastman	215 Post	El Dorado, KS
Lisa Hamilton	503 S Hutchinson	El Dorado, KS
David Crook	1815 Quail Run	El Dorado, KS
Katie Brewer	1905 Arlington	El Dorado, KS

CALL TO ORDER

Mayor Bill Young called the June 5, 2023 meeting to order.

INVOCATION

Corey Landreth, Real Life 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 proclamation for Poppy Month.

PUBLIC COMMENT

Mayor Bill Young opened the floor for public comments.

Linda Clark, 1112 Rim Rock, asked the City Commission to consider changing the ordinance requiring a certified letter for lawn violations to a letter notifying residents.

Cam Austin, 519 Ohio, spoke regarding the change of the Experience El Dorado logo on social media. Mr. Austin asked that the logo be changed back and that the city consider a diversity and inclusion committee.

Suzanne Scribner, 406 Frazier, encouraged the City to reconsider the decision to change the Experience El Dorado logo and to better

Teresa Eastman, 215 Post, encouraged the Commission to consider to making El Dorado a city of Inclusion.

Lisa Hamilton, 503 S Hutchinson, stated the importance of inclusivity and encouraged the Commission to create a committee to represent the LGBTQ community.

David Crook, 1815 Quail Run, asked the City Commission to consider ways to encourage conversations between fractured groups.

Katie Brewer, 1905 Arlington, stated that she would like to see the Commission to show the community that El Dorado is an inclusive city.

Mayor Bill Young read a statement.

CONSENT AGENDA

Approval of City Commission meeting minutes from May 15, 2023 and Special City Commission meeting minutes from May 31, 2023.

Bid approval of $29, 650 from FYG Construction, LLC for the Chelsea Sidewalk Project (Project No. 611).

Approval of the annual liquor tax distributions as follows: $8,309 to SCARF, $21,013 to Family Life Center and $7,913 to Tri-County CASA.

Approval of an interlocal agreement with Butler County, Kansas concerning emergency medical services.

Bid approval of $751,483.59 from APAC- Kansas for Street and Sanitary Sewer Improvements in the Adlesperger-Smith Addition (Project Nos. 601 and 602).

Approval of a Design-Build Amendment Agreement with Conco Construction for Butler Community College Locker Room at East Park.

Setting the Public Hearing Date for the El Dorado Plaza CID Petition.

Approval of a Waiver Release of Use Restrictions for Satchell Creek Express.

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

Commissioner Kendra Wilkinson seconded the motion.

Commissioner Gregg Lewis asked if the contractor would be working on the drainage in the Adlesperger-Smith Addition.

City Engineer Scott Rickard stated that they would be making a few improvements.

Motion carried 5 – 0.

PUBLIC HEARING

There were no public hearings scheduled.

OLD BUSINESS

There was no old business.

NEW BUSINESS

REQUEST FOR A SPECIAL USE PERMIT TO OPERATE A MICRO DISTILLERY AT 518 N STAR STREET

City Engineer Scott Rickard stated that this area is designated as a C1 district and so a special use permit must be granted to run a microdistillery.

Herb Llewellyn, 1661 Pennsylvania, stated that his family has a tradition of making beer and wine and he wanted to have a building in the Main Street district, but that didn't work and so he located the property at 518 N Star. He stated that once he has approval from the City of El Dorado, he will seek approval from the Federal and State governments.

Commissioner Gregg Lewis asked if Mr. Llewellyn would be offering samples like they do in other areas.

Mr. Llewellyn stated that his intent is not to pull a liquor license at this time, so small samples will be available, but he will not be serving at that location. He stated that he will be partnering with Demo Sales to distribute.

Commissioner Gregg Lewis moved to approve an ordinance for Case No. 23-04 SUP, requesting a Special USE Permit for a micro distillery at 518 N Star Street.

Commissioner Kelly Tetrick seconded the motion.

Motion carried 5 – 0.

AN ORDINANCE AMENDING SECTION 6.20.040 OF THE MUNICIPAL CODE REGARDING THE KEEPING OF A STAFFORDSHIRE TERRIER

City Manager David Dillner stated that this ordinance is to clarify the age for which a background check must be done. He stated that prior to this point, background checks were done on everyone in the home, and this will provide for background checks on only those 18 and older.

Commissioner Kendra Wilkinson moved to approve an Ordinance amending Title 6 of the El Dorado Municipal Code relating to nuisance and dangerous animals.

Commissioner Leon Leachman seconded the motion.

Motion carried 5 – 0.

DISCUSSION ITEMS

There were no discussion items.

REPORTS

CITY COMMISSION AND ADVISORY BOARD UPDATES

Commissioner Kendra Wilkinson encouraged citizens to purchase tickets to the garden tour being offered by El Dorado Main Street this Sunday.

Mayor Bill Young stated that tonight is the opening game for the El Dorado Walnuts at 7 p.m. at McDonald Stadium.

CITY MANAGER REPORT

City Manager David Dillner stated that the Chamber of Commerce has requested that the Civic Center be opened for reservations in 2024.

The City Commission agreed to open it.

City Manager Dillner stated that the Farmer's Market was very successful on Sunday, he stated that future markets will be at East Park throughout the rest of the summer.

Mayor Bill Young stated that it was a great event and thanked staff and Laurie from Bruce's Bullseye for putting it together.

City Manager Dillner stated that Ballet in the Park is Friday at 7 p.m. at Forest Park.

EXECUTIVE SESSION

There was no executive session scheduled.

ADJOURNMENT

Commissioner Leon Leachman moved to adjourn the meeting at 6:17 p.m.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

City Clerk Tabitha D. Sharp

Mayor Bill Young

TO: City Commission
FROM: Scott Rickard
SUBJ: Rezone 1016 S Haverhill
DATE: June 19, 2023

Background:
The Planning Commission held a public hearing on May 25, 2023 to review an application to rezone 1016 S Haverhill Rd. Evergy, is requesting a zone change from A-R Agricultural Residential District to I-1 Light Industrial District. The purpose of the rezoning is to allow for construction of an electrical substation on the property. The property is located in the City of El Dorado's Extraterritorial Jurisdiction (ETJ), also known as the Growth Area. The City of El Dorado has jurisdiction over land uses within this area. However, all building permits are issued by Butler County.

Attachments:
1. 1016 S Haverhill ETJ Map
2. 1016 S Haverhill Ord

Policy Issue:
Zoning districts restrict properties to a specific set of land uses. Most rezoning applications, such as this one, request a zoning district that is less restrictive and allows an increase in land use intensity.

Fiscal Impact:
Approval of the zoning map amendment will create little to no fiscal impact on the City of El Dorado at this time.

Trade-offs:

Staff Recommendation:
Staff recommends approval of the proposed rezoning request.

Commission Action:
Commissioner _____ moved to approve an ordinance for Case No. 23-02 REZ requesting a rezoning of 1016 S Haverhill to I-1 Light Industrial District.

Commissioner _____ seconded the motion.

N

Legend

City_limits

ETJ 2016

<all other values>

ZONE

A-R

C-1

I-1

M-P

R-3

R-1

R-S

W ENTERPRISE AVE

W OLIVE AVE

W TOWANDA AVE

S FREDRICK DR

S RACE ST

S ARTHUR ST

S DOUGLAS RD

S HAVERHILL RD

W SUNSET RD

SUBJECT PROPERTY

Official Copy of the City of El Dorado, Kansas
Zoning Map - 3/24/2023

ORDINANCE NO. _____

AN ORDINANCE ZONING CERTAIN LAND IN THE CITY OF EL DORADO, KANSAS, EXTRATERRITORIAL JURISDICTION I-1 LIGHT INDUSTRIAL DISTRICT AND AMENDING THE ZONING MAP OF THE CITY

WHEREAS, an application has been filed with the El Dorado Planning Commission requesting rezoning of certain land from A-R Agricultural Residential District to I-1 Light Industrial District;

WHEREAS, on the 4th day of April, 2023, the Butler County Commission reviewed the rezoning application and voted to approve, and;

WHEREAS, on the 25th day of May, 2023, at a Planning Commission meeting duly convened, the Planning Commission held a public hearing and voted to recommend and does hereby recommend that the Governing Body approve the rezoning;.

WHEREAS, it is determined by the Governing Body of the City of El Dorado, Kansas, that certain property located within the City's Extraterritorial Jurisdiction should be zoned;

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF EL DORADO, KANSAS:

Section 1: The following property should be and is zoned I-1 Light Industrial District:

1016 S Haverhill Rd:

A 10 acre tract located in the Northwest Quarter of Section 10, Township 26 South, Range 5 East of the 6th P.M., Butler County, Kansas; more particularly described as: Commencing at the Northwest Corner of said Northwest Quarter; thence South 01°16'00" East (assumed basis of bearings along the West line of said Northwest Quarter a distance of 556.53 feet to the point of beginning; thence continuing South 01°16'00" East along said West line a distance of 660.00 feet; thence North 88°44'35" East parallel to the North line of said Northwest Quarter a distance of 660.00 feet; thence North 01°16'00" West parallel to the West line of said Northwest Quarter a distance of 660.00 feet; thence South 88°44'35" West parallel to the North line of said Northwest Quarter a distance of 660.00 feet to the point of beginning.

Section 2: The Governing Body hereby directs that the City Zoning map be amended to conform herewith.

Section 3: This Ordinance shall take effect and be in full force from and after its publication once in the official city newspaper.

PASSED by the Governing Body of the City of El Dorado, Kansas, and

APPROVED by its Mayor, this 19th day of June, 2023.

_____
Bill Young, Mayor

ATTEST:

_____
Tabitha Sharp, City Clerk

APPROVED AS TO FORM:

_____
Ashlyn Lindskog, City Attorney

TO: City Commission
FROM: Scott Rickard
SUBJ: Rezone 411 N Metcalf
DATE: June 19, 2023

Background:
The Planning Commission held a public hearing on May 25, 2023 to review an application to rezone 411 N Metcalf from I-1 Light Industrial District to C-1 General Business District. Nicholas & Maria Engels are requesting a zone change for the vacant land to build a day care center.

Attachments:
1. 411 Metcalf map
2. 411 Metcalf Ord

Policy Issue:
Zoning districts restrict properties to a specific set of land uses. Most rezoning applications, such as this one, request a zoning district that is less restrictive and allows an increase in land use intensity.

Fiscal Impact:
Approval of the zoning map amendment will create little to no fiscal impact on the City of El Dorado at this time.

Trade-offs:

Staff Recommendation:
Staff recommends approval of the proposed rezoning request.

Commission Action:
Commissioner _____ moved to approve an ordinance for Case No. 23-02 REZ requesting a rezoning of 411 N Metcalf to C-1 General Business District.

Commissioner _____ seconded the motion.

Official Copy of the City of El Dorado, Kansas
Zoning Map - 3/24/2023

ORDINANCE NO.

AN ORDINANCE ZONING CERTAIN LAND IN THE CITY OF EL DORADO, KANSAS, C-1 GENERAL BUSINESS DISTRICT AND AMENDING THE ZONING MAP OF THE CITY

WHEREAS, an application has been filed with the El Dorado Planning Commission requesting rezoning of certain land from I-1 Light Industrial District to C-1 General Business District;

WHEREAS, on the 25th day of May, 2023, at a Planning Commission meeting duly convened, the Planning Commission held a public hearing and voted to recommend and does hereby recommend that the Governing Body approve the rezoning;.

WHEREAS, it is determined by the Governing Body of the City of El Dorado, Kansas, that certain property located within the City of El Dorado should be zoned;

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF EL DORADO, KANSAS:

Section 1: That the following described real estate should be and is C-1 General Business District:

411 N Metcalf:

The South ½ Lot 4, Block 2 RJ Metcalf 2nd Addition to the City of El Dorado, Butler County, Kansas.

Section 2: The Governing Body hereby directs that the City Zoning map be amended to conform herewith.

Section 3: This Ordinance shall take effect and be in full force from and after its publication once in the official city newspaper.

PASSED by the Governing Body of the City of El Dorado, Kansas, and

APPROVED by its Mayor, this 19th day of June, 2023.

_____
Bill Young, Mayor

ATTEST:

_____
Tabitha Sharp, City Clerk

APPROVED AS TO FORM

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Ashlyn Lindskog, City Attorney