

EL DORADO CITY COMMISSION MEETING

July 17, 2023

The El Dorado City Commission met in a regular session on July 17, 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
Doug White	Sprintturf	El Dorado, KS
David Stewart	Gravity Works	El Dorado, KS

CALL TO ORDER

Mayor Bill Young called the July 17, 2023 meeting to order.

INVOCATION

Mark Somerville, Family Worship Center, opened the meeting with an invocation.

PLEDGE OF ALLEGIANCE

The City Commission led the Pledge of Allegiance.

PROCLAMATIONS AND RECOGNITIONS

Police Chief Mike Holton presented a citizen commendation award to Emily Anderson.

PERSONAL APPEARANCE

Danielle Hollingshead, Adams Brown, presented the 2022 Annual Comprehensive Financial Report.

PUBLIC COMMENT

Mayor Bill Young opened the floor for public comments.

There were no comments.

CONSENT AGENDA

Approval of City Commission meeting minutes from June 19, 2023 and Special City Commission meeting minutes from June 21 and July 17, 2023.

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Approval of Appropriation Ordinance No. 05-23 in the amount of \$6,308,775.28 and No. 06-23 in the amount of \$1,017,425.95.

Acceptance of the El Dorado Main Street Downtown Master Plan.

Authorization of resolution determining the advisability of the making of certain internal improvements in the City of El Dorado, Kansas; making certain findings with respect thereto; and authorizing and providing for the making of the improvements in accordance with such findings (Sanitary Sewer Improvements/Sewer Main Extension 1000 Block West Locust/Page 612), and authorize the City Manager to sign and authorize documents required of the improvement.

Authorization of a resolution determining the advisability of the making of certain internal improvements in the City of El Dorado, Kansas; making certain findings with respect thereto; and authorizing and providing for the making of the improvements in accordance with such findings (Concrete Improvements/119 W Ash/Project No. 613), and authorize the City Manager to sign and authorize documents required of the improvement.

Approval of intent to exceed the revenue neutral rate.

Approval of Cereal Malt Beverage License for Burger Co. at 117 W 2nd for July 29 and August 12, 2023.

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

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

SPECIAL USE PERMIT FOR DAYCARE FACILITY AT 107 N MAIN STREET

City Engineer Scott Rickard stated that the City received an application for a daycare at 107 N Main Street. He stated that the property is currently zoned as a C2-Business District. He stated that the Planning Commission has recommended approval.

Commissioner Kendra Wilkinson asked if historical district requirements were met.

City Engineer Rickard stated that those requirements were met with the original application to remodel the building.

Commissioner Gregg Lewis moved to approve an Ordinance for Case No. 23-05 SUP, requesting a Special Use Permit for a daycare center at 107 N Main Street.

Commissioner Kelly Tetrick seconded the motion.

Commissioner Wilkinson asked if the playground would affect the Edward Jones building.

David Stewart, Gravity Works, stated that the property owned by Branches includes that property. He stated that they have modified the area in order to ensure that no parking is affected.

Motion carried 5 – 0.

PROFESSIONAL SERVICES AGREEMENT WITH JEO CONSULTING FOR TRANSPORTATION PLANNING SERVICES

City Engineer Scott Rickard stated that city staff requested qualifications for a firm to assist in providing a transportation master plan that will help the current citizens and any future growth. He stated that it is estimated to take about twelve months and the cost is \$194,420 to be paid from the General Fund.

Commissioner Gregg Lewis moved to authorize the City Manager to enter into an agreement with JEO to provide a Transportation Master Plan.

Commissioner Kelly Tetrick seconded the motion.

Motion carried 5 – 0.

PROFESSIONAL SERVICES AGREEMENT WITH PEC FOR PAVEMENT CONDITION INDEXING SERVICES

City Engineer Scott Rickard stated that one of the largest assets the City maintains is the road network. He stated that originally it was going to be part of the Transportation Master Plan, but staff felt that JEO was stronger in the planning services and PEC had more to offer with the pavement assessment. He stated that they will provide a database with updated information on each street's condition and will allow us to better forecast and plan for the future.

Commissioner Gregg Lewis asked if they are going to provide a GIS of the streets or if they would provide the recommendations.

City Engineer Rickard stated that staff will come up with their own index that is easier for them to manage.

Commissioner Kendra Wilkinson asked what the cost of the project would be.

City Engineer Rickard stated that it was \$70,000.

Commissioner Kendra Wilkinson moved to authorize the City Manager to negotiate and sign an agreement with PEC for the Pavement Condition Index Project.

Commissioner Leon Leachman seconded the motion.

Motion carried 5 – 0

PROFESSIONAL SERVICES AGREEMENT WITH PEC FOR KDOT CONNECTING LINK IMPROVEMENT PLAN (NORTH MAIN STREET MILL AND OVERLAY PROJECT)

City Engineer Scott Rickard stated that staff are requesting the Commission enter into an agreement with PEC for a mill and overlay project on North Main from 6th Avenue to McCollum. He stated the estimated cost of the project is \$698,458.29. He stated that KDOT will be providing 90% of the funding and the City will be responsible for 10%.

Commissioner Kelly Tetrick moved to authorize the City Manager to sign PEC agreement for the preservation project of North Main from 6th Avenue to McCollum Road.

Commissioner Gregg Lewis seconded the motion.

Motion carried 5 – 0.

MCDONALD STADIUM TURF BID APPROVAL

Parks and Recreation Director Kevin Wishart stated that bids were received for the McDonald Stadium turf project. He stated that staff looked through their bids and are recommending Sprinturf based off of their price and the information provided.

Mayor Bill Young stated that as he looks through the checklist, he stated that it does not look like all of the bidders provided all of the information requested.

Parks and Recreation Director Wishart stated that staff were able to locate the information in the bids that are marked yes. He stated that the items not marked off were not readily visible to staff. He stated that we do have e-mail correspondence in which the vendors state that those items are included.

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Mayor Young stated that for example, the eight replacement panels did not look like they were included. He stated that he was concerned that the bids did not include everything that we requested.

Parks and Recreation Director Wishart stated that staff interpreted it the same, he stated that some of the information could be hidden and staff could not see it. The ones we have marked were clearly defined.

Commissioner Kendra Wilkinson asked what the blanks meant.

Parks and Recreation Director Wishart stated that those are the vendors that stated the items were in the bid, but staff could not find them.

Commissioner Leon Leachman asked about the ballast material.

Parks and Recreation Director Wishart stated that it is part of the playing surface. He stated that we had a requirement for that.

Commissioner Leon Leachman asked if we asked the bidder if it was included.

Parks and Recreation Director Wishart stated that an e-mail was sent from the Clerk's office and he stated that it was included.

Commissioner Leachman stated that he was concerned that we were going to spend another \$100,000 because we couldn't find something in the bid.

Commissioner Gregg Lewis stated that it looked as if one company provided a complete bid and asked if they could recommend someone else.

Mayor Young stated that the Commission can approve the bid that they want.

Commissioner Lewis stated that there have been enough issues with the stadium and he didn't want to cause further issues by choosing a vendor that would not provide everything that was requested.

Commissioner Kelly Tetrick stated that he trusted that staff reviewed the RFP and if it was clearly stated in the bid, that was the responsibility of the bidders. He was concerned that if we don't choose the bidder who had everything specifically listed, we would be sorry later.

Mayor Young stated that the bidders had a process that should have been adhered to. He stated that vendors should not be contacting other staff or the Commissioners. He stated that if the bidders did not provide the information in a clear manner to staff, that is their responsibility.

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Commissioner Gregg Lewis moved to award the bid in the amount of \$335,000 to Hellas for the replacement of turf on the infield at McDonald Stadium upon successful negotiation of a contract by the City Manager.

Commissioner Kelly Tetrick seconded the motion.

Motion carried 4 – 1 (Commissioner Leachman voted against).

ONE-CENT SALES TAX BALLOT QUESTION RESOLUTION

City Manager David Dillner stated that the recommendation provided is to place the one cent sales tax question on the ballot. He stated that the proposed questions is as follows: “Shall the city retailers' sales tax in the amount of one percent (1%) be extended from and after the first day of October 2024, in the City of El Dorado, Kansas, with the first \$1,650,000 to be allocated annually for property tax reduction, the next \$700,000 to be allocated annually for street rehabilitation, and the remaining balance being distributed per ordinance, which retailers' sales tax shall continue in full force and effect?”.

Mayor Bill Young stated that the Commission has taken pieces from the survey, the committee and past information to get to the question being offered for the election. He stated that the changed they made reflect a desire amongst the Commission to be more effective in long-term planning. He stated that also, the items that were removed can be paid from excess sales tax funds as they arise.

Commissioner Kelly Tetrick moved to approve a Resolution to submit to the qualified electors of the City of El Dorado, Kansas, the proposition of continuing a one-cent retailers’ sales tax.

Commissioner Gregg Lewis seconded the motion.

Motion carried 5 – 0.

DISCUSSION ITEMS

There were no discussion items.

REPORTS

CITY COMMISSION AND ADVISORY BOARD UPDATES

Commissioner Kelly Tetrick stated that the library will be hosting a summer movie night later in the month.

Commissioner Leon Leachman stated that a lot of great things happening with Experience El Dorado, he said announcements will be coming soon.

CITY MANAGER REPORT

City Manager David Dillner stated that staff received on proposal for the City Attorney services from ABLegal. He stated that an agreement will be negotiated and brought to the Commission soon.

City Manager Dillner stated that the Planning Commission is struggling to meet quorum, they are short one in-city person and one person from the 3-mile ETJ zone.

City Manager Dillner stated that the housing needs assessment committee conducted focus groups and will be providing a stakeholder assessment in the future.

City Manager Dillner stated that staff are working on a proposal to lease vehicles. He stated that it will not include fire engines or heavy equipment. He stated that it will take a few years to transition into the program, but in the end it will reduce ownership expenses.

City Manager Dillner stated that preliminary engineering is continuing for the BASE grant projects.

City Manager Dillner stated that the utilities filter console and ultraviolet replacement are almost completed.

Commissioner Gregg Lewis stated that south Main Street was flooded last Friday during the storm. He asked if we could do something to repair that.

City Engineer Rickard stated that we have made some significant improvements in the area over the last few years, and we continue to monitor it.

EXECUTIVE SESSION

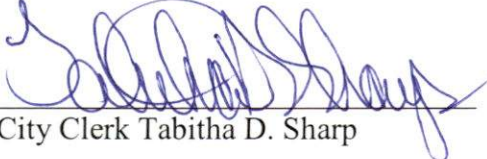
There was no executive session scheduled.

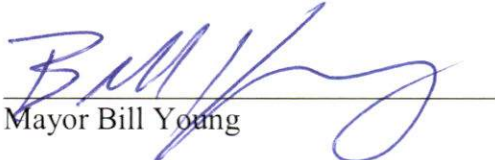
ADJOURNMENT

Commissioner Leon Leachman moved to adjourn the meeting at 6:24 p.m.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.


City Clerk Tabitha D. Sharp


Mayor Bill Young