

EL DORADO CITY COMMISSION MEETING

September 18, 2023

The El Dorado City Commission met in a regular session on September 18, 2023 at 5:30 p.m. in the Commission Room with the following present: Vice Mayor 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: Mayor Bill Young and City Attorney Ashlyn Lindskog.

VISITORS

Mike Holton	220 E 1 st Ave	El Dorado, KS
Phil Benedict	Chamber of Commerce	El Dorado, KS
Kate Bosserman	220 E 1 st Ave	El Dorado, KS
Sheldon Howell	El Dorado Walnuts	Wichita, KS
Jason Patty	220 E 1 st Ave	El Dorado, KS
Steve Fellers		El Dorado, KS
Debi LaForge	1366 Terrace Dr	El Dorado, KS
Linda Clark	1112 Rim Rock Rd	El Dorado, KS
Emily Connell	El Dorado Main Street	El Dorado, KS
Nicole Garcia	216 W Central Ave	El Dorado, KS
Linnie Baca	115 W Kansas Ave	El Dorado, KS
Jackie Jackson	811 Waco	El Dorado, KS
Carolyn Jorn	210 W Cave Springs	El Dorado, KS
Sandy DeWitt	112 W Pine	El Dorado, KS
Kent & Nioma Cook	209 S Emporia	El Dorado, KS

CALL TO ORDER

Vice Mayor Kelly Tetrick called the September 18, 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

Vice Mayor Kelly Tetrick read a proclamation for National Recovery Month.

Sandy DeWitt, Journey to Recovery, provided information on mental illness and addiction. She encouraged citizens who were struggling to contact a professional or to use the new 888 number.

EL DORADO CITY COMMISSION MEETING
PERSONAL APPEARANCE

September 18, 2023

Sheldon Howell, El Dorado Walnuts, provided a recap of the season and thanked the City for their support.

Kate Bosserman, Experience El Dorado, talked about the upcoming Gold Fest.

PUBLIC COMMENT

Vice Mayor Kelly Tetrick opened the floor for public comments.

Linda Clark, 1112 Rim Rock Road, stated that the water pressure in her area was very low and asked that the City consider putting in a booster station to increase the water pressure.

CONSENT AGENDA

Approval of City Commission Meeting Minutes from September 5, 2023.

Approval of Appropriation Ordinance No. 08-23 in the amount of \$1,646,916.41.

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

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 4 – 0.

PUBLIC HEARINGS

City Manager David Dillner gave a brief presentation on the proposed budget for 2024.

**PUBLIC HEARING CONCERNING THE CITY'S INTENT TO EXCEED THE
REVENUE NEUTRAL RATE**

Vice Mayor Kelly Tetrick opened the public hearing.

Steve Fellers thanked the Commission for their work. He stated that he supported taxes because he wanted the services that they provide. He stated that he would like the Commission to better provide information on the programs that assist senior citizens with their tax bills.

Mr. Fellers stated that he appreciated the fact that the City is only requesting eighty percent of the increase in the assessed valuation. He encouraged the Commission to consider how they could address debt and how revenue is allocated. He encouraged the Commission and staff to review the budget and be good stewards of the tax payer funds.

Vice Mayor Kelly Tetrick closed the public hearing.

PUBLIC HEARING REGARDING THE PROPOSED 2024 BUDGET OF THE CITY OF EL DORADO, KANSAS

Vice Mayor Kelly Tetrick opened the public hearing.

There were no comments.

Vice Mayor Kelly Tetrick closed the public hearing.

OLD BUSINESS

There was no old business.

NEW BUSINESS

CONSIDERATION OF A RESOLUTION TO EXCEED THE REVENUE NEUTRAL RATE

Commissioner Kendra Wilkinson moved to approve a Resolution of the City of El Dorado, Kansas to levy a property tax rate exceeding the revenue neutral rate.

Commissioner Leon Leachman seconded the motion.

Commissioner Gregg Lewis asked if Mr. Fellers comments on the lake were referring to the City of Augusta purchasing a portion of the lake.

Mr. Fellers stated that he wanted to make sure that we are maximizing the earning potential of the lake.

Commissioner Leachman stated that the increasing costs are really hurting municipal budgets. He stated that he understands the difficulty as a senior citizen.

Roll Call Vote

	Mayor Bill Young	Absent
	Vice Mayor Kelly Tetrick	Yes
Position No. 2	Commissioner Gregg Lewis	Yes
Position No. 3	Commissioner Leon Leachman	Yes
Position No. 4	Commissioner Kendra Wilkinson	Yes

CONSIDERATION OF THE PROPOSED 2024 BUDGET FOR THE CITY OF EL DORADO, KANSAS

Commissioner Leon Leachman moved to approve the 2024 Budget for the City of El Dorado, Kansas, as presented by the City Manager.

Commissioner Kelly Tetrick seconded the motion.

Motion carried 4 – 0.

CONSIDERATION OF A REQUEST FOR A SPECIAL USE PERMIT AT 703 S MAIN STREET CONCERNING A PROPOSED MICRO DISTILLERY

City Engineer Scott Rickard stated that the Planning Commission recommended approval of a special use permit at 703 S Main.

Joel Fox stated that he wanted to place a micro distillery at 703 S Main to distill whiskey.

Commissioner Gregg Lewis asked about consumption on site.

Mr. Fox stated that there will be samples available, but that it would be for consumption off premise.

Commissioner Kendra Wilkinson asked about the discussion regarding trucks at the Planning Commission.

Mr. Fox stated that his plan is to do deliveries off of Carr Street, so it should not affect traffic on Main Street.

Commissioner Gregg Lewis moved to approve an ordinance for Case No. 23-06, requesting a Special Use Permit for a micro distillery at 703 South Main Street.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 4 – 0.

CONSIDERATION OF THE FINAL PLATS FOR THE MOORE ADDITION AND THE MOORE NORTH ADDITION

City Engineer Scott Rickard stated that this is located in the extra territorial jurisdiction, he stated that they aren't doing anything with easements, just splitting some acreage.

Commissioner Gregg Lewis moved to accept the final plats for the Moore Addition and the Moore North Addition in the City of El Dorado, Kansas.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 4 – 0.

EL DORADO CITY COMMISSION MEETING

September 18, 2023

**CONSIDERATION OF A REQUEST TO RE-PLAT LOTS 26 AND 28, BLOCK 13 IN
THE RIVERSIDE ADDITION**

City Engineer Scott Rickard stated that the owner wishes to reconfigure the lots based off of some future building plans. He stated that the Planning Commission has recommended approval.

Commissioner Gregg Lewis asked if he was familiar with the truck traffic.

City Engineer Rickard stated that he was aware of the businesses in the area.

Commissioner Leon Leachman asked if the bridge project would affect this.

City Engineer Rickard stated that the lot is north of North Main Park, it won't be affected.

Commissioner Leon Leachman moved to accept the re-plat of Lots 26 and 28, Block 13 in Riverside Addition.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 4 – 0.

**CONSIDERATION OF A DONATION OF REAL ESTATE GENERALLY DESCRIBED
AS 1123 W 3RD STREET TO THE LAND BANK OF THE CITY OF EL DORADO**

City Engineer Scott Rickard stated that this structure was involved in a vehicle leaving the road several years ago. He stated that the accident did significant damage to the home and in trying to resolve it, the owner and staff decided it would be best to place it in the land bank and demolish the structure. He stated that the property owner will donate the property to the City for \$1. He stated that when it is finished, the City will then add it to the adjacent property owners.

Commissioner Gregg Lewis moved to approve the acquisition and demolition of the property at 1123 W. Third Street by the El Dorado Land Bank.

Commissioner Leon Leachman seconded the motion.

Motion carried 4 – 0.

DISCUSSION ITEMS

There were no discussion items.

REPORTS

**EL DORADO CITY COMMISSION MEETING
CITY COMMISSION AND ADVISORY BOARD UPDATES**

September 18, 2023

Commissioner Kendra Wilkinson stated that the EFABC met last week. She stated that they discussed the turf and track replacement and how it would be financed. She stated that they also discussed advertising on the scoreboard.

Vice Mayor Kelly Tetrick asked if they knew the estimated cost for the turf project.

Commissioner Kendra Wilkinson stated that she discussed it with the City Manager and he thought it would be approximately three times the amount of the McDonald Stadium project.

Vice Mayor Tetrick stated that the book and bake sale were coming up for the library as well as the sloppy joe dinner.

CITY MANAGER REPORT

City Manager David Dillner stated that unfortunately the City did not receive the CCLIP funding for the proposed project on Central from Haverhill to Jones.

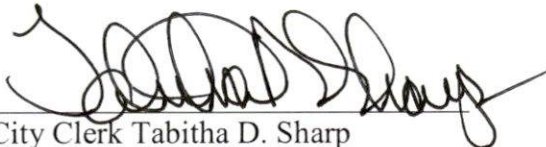
City Manager Dillner stated that the Airport project was moving along until we discovered that there is a tank under the parking area. The project is now stalled until we can determine the status of that tank.

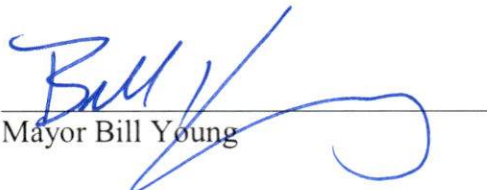
ADJOURNMENT

Commissioner Kendra Wilkinson moved to adjourn the meeting at 6:30 p.m.

Commissioner Leon Leachman seconded the motion.

Motion carried 4 – 0.


City Clerk Tabitha D. Sharp


Mayor Bill Young