

## **EL DORADO CITY COMMISSION MEETING**

**October 16, 2023**

The El Dorado City Commission met in a regular session on October 16, 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 <sup>st</sup> Ave | El Dorado, KS |
| Phil Benedict       | Chamber of Commerce       | El Dorado, KS |
| Kevin Brownlee      | Velocity                  | El Dorado, KS |
| Fire Chief Joe Haag | 220 E 1 <sup>st</sup> Ave | El Dorado, KS |
| Lt. Caleb Fistler   | 220 E 1 <sup>st</sup> Ave | El Dorado, KS |
| Julie Clements      | 220 E 1 <sup>st</sup> Ave | El Dorado, KS |
| Tony Yaghjian       | 220 E 1 <sup>st</sup> Ave | El Dorado, KS |
| Mike Rose           | 220 E 1 <sup>st</sup> Ave | El Dorado, KS |
| Jack Zimmerman      | 220 E 1 <sup>st</sup> Ave | El Dorado, KS |
| Heather Detrick     | 220 E 1 <sup>st</sup> Ave | El Dorado, KS |
| AJ Hinnen           | 220 E 1 <sup>st</sup> Ave | El Dorado, KS |
| Jordin Schmitt      | 220 E 1 <sup>st</sup> Ave | El Dorado, KS |
| Debi LaForge        |                           | El Dorado, KS |

### **CALL TO ORDER**

Mayor Bill Young called the October 16, 2023, meeting to order.

### **INVOCATION**

Commissioner Leon Leachman opened the meeting with an invocation.

### **PLEDGE OF ALLEGIANCE**

The City Commission led the Pledge of Allegiance.

### **RECOGNITIONS**

Fire Chief Joe Haag presented Fire Lieutenant Caleb Fistler with a badge in recognition of his promotion from Master Fire Fighter to Lieutenant.

### **PERSONAL APPEARANCE**

Kevin Brownlee, Velocity CEO, thanked the city for their assistance in the fiber project and encouraged any citizens to call if they had questions or concerns about the project.

**PUBLIC COMMENT**

Mayor Bill Young opened the floor for public comments.

There were no comments.

**CONSENT AGENDA**

Approval of City Commission Meeting Minutes from September 18, 2023.

Approval of the El Dorado Community Partners CMB License to expire at 11:59 p.m. on November 10, 2023.

Approval of Appropriation Ordinance No. 09-23 in the amount of \$1,908,805.87.

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

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

**OLD BUSINESS**

There was no old business.

**NEW BUSINESS**

**CONSIDERATION OF A REQUEST TO SET A PUBLIC HEARING CONCERNING SPECIAL ASSESSMENTS FOR PROJECTS 569 AND 570 (STREET IMPROVEMENTS ON HUNTON, SIMPSON, 2<sup>ND</sup> AND 5<sup>TH</sup> AVENUES)**

City Engineer Scott Rickard stated that these projects have been completed. The final cost of the project was \$1,819,244.61, the improvement district's costs are \$1,371,614.44. He stated that the city-at-large costs are \$447,630.17 for the improvements to stormwater and intersections.

Commissioner Gregg Lewis asked if this completes the streets in Township Village.

City Engineer Rickard stated that we still have Norris Drive to complete.

Commissioner Gregg Lewis moved to set the public hearing for 5:30 p.m. on November 20, 2023, to be held for the purpose of considering the proposed assessments for the cost of Project Nos. 569 & 570, and further direct individual mailings to each owner liable for the special assessments.

Commissioner Kelly Tetrick seconded the motion.

Mayor Bill Young asked what the estimated costs were compared to the final costs.

Mitch Walter, Gilmore Bell P.C., stated that Project 569 was estimated at \$1,204,000 and Project 570 was estimated at \$435,243.

**CONSIDERATION OF A REQUEST TO SET A PUBLIC HEARING CONCERNING SPECIAL ASSESSMENTS FOR PROJECTS 590 AND 591 (STREET AND SANITARY SEWER IMPROVEMENTS FOR THE DEER RUN ADDITION)**

City Engineer Scott Rickard stated that this project has also been completed. He stated that all of the city infrastructure is complete in the 13-lot subdivision.

Commissioner Kelly Tetrick moved to set the public hearing for 5:30 p.m. on November 20, 2023, to be held for the purpose of considering the proposed assessments for the cost of Projects No. 590 & 591, and further direct individual mailings to each owner liable for the special assessments.

Commissioner Gregg Lewis seconded the motion.

Motion carried 5 – 0.

**CONSIDERATION OF A REQUEST TO REZONE LOTS 12 AND 13, BLOCK 1 AND LOTS 12, 13, AND 14 BLOCK 3 IN THE EL DORADO BUSINESS PARK**

City Engineer Scott Rickard stated that the Planning Commission heard an application to rezone the lots 12 and 13, Block 1 and lots 12, 13 and 14, Block 3 in the El Dorado Business Park from I-1 Light Industrial to R-1 Residential Low Density. He stated that the applicant wishes to build a single-family residence. He stated that the Planning Commission has requested that the buffer consisting of the hedge row and drainage swale along the north property line be maintained and possibly expanded.

Commissioner Kendra Wilkinson asked if this was the part that had been previously purchased.

City Engineer Rickard stated that it was, but the business decided to move their project and so they sold the property on the private market.

Commissioner Kendra Wilkinson moved to approve the ordinance for Case No. 23-04-REZ, an application by Kevin Brownlee to rezone Lots 12 and 13, Block 1 and Lots 12, 13, and 14, Block 3, El Dorado Business Park from I-1 Light Industrial District to R-1 Low-Density Residential District with the conditions that the rezoned property must be replatted to align with the R-1 Low-Density Residential District zoning designation and the natural buffer consisting of

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the hedge row and drainage swale along the north property line shall remain in place, and the possibility of expanding this buffer should be explored during the planning process to enhance compatibility with adjacent land uses.

Commissioner Leon Leachman seconded the motion.

Motion carried 5 – 0.

## **DISCUSSION ITEMS**

There were no discussion items.

## **REPORTS**

### **CITY COMMISSION AND ADVISORY BOARD UPDATES**

There were no reports.

### **CITY MANAGER REPORT**

City Manager David Dillner stated that the Commission authorized purchase of a fire engine in 2021, the engine is anticipated to be delivered in May 2025.

City Manager Dillner stated that the Engineering department continues prep for the Central Avenue project.

City Manager Dillner stated that the fencing is moving along at McDonald Stadium. He stated that the I-beams have been delivered for the scoreboard and will be installed after the fencing is complete so that they are ready when the scoreboard arrives. He stated that staff will be doing more drainage work outside of the fence soon.

Mayor Bill Young asked if the flags were also moving.

City Manager Dillner stated that they would remain where they are now.

Commissioner Kendra Wilkinson asked if the flag would be larger.

City Manager Dillner stated that they would look into it.

City Manager Dillner stated that the projects at Central and East are moving along after some modifications to accommodate better drainage over the last week.

City Manager Dillner stated that winter sports sign-ups begin this week.

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City Manager Dillner stated that the Constant Creek project received clearance from the Kansas Department of Wildlife and Parks.

Commissioner Leon Leachman asked about the project at the Branches building.

City Engineer Scott Rickard stated that the temporary façade was put in to protect the building and the public until they decide how to proceed. He stated that they decided not to move forward with the daycare project because the grant funds didn't meet their needs.

Commissioner Wilkinson asked what he meant about proceeding with the project.

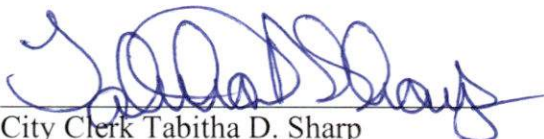
City Engineer Rickard stated that they were moving forward with one vision until the grant became available, and they considered the need for the daycare, now that the grant did not work out, they are considering if they should go back to the previous plan. He stated that they were very responsive when the city asked them to secure the front of the building.

### **ADJOURNMENT**

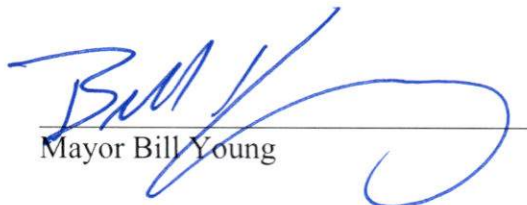
Commissioner Kendra Wilkinson moved to adjourn the meeting at 6:30 p.m.

Commissioner Leon Leachman seconded the motion.

Motion carried 5 – 0.



City Clerk Tabitha D. Sharp



Mayor Bill Young