

EL DORADO CITY COMMISSION MEETING

November 6, 2023

The El Dorado City Commission met in a regular session on November 6, 2023 at 5:30 p.m. in the Commission Room with the following present: Mayor Bill Young, Commissioner Kelly Tetrick, Commissioner Gregg Lewis, Commissioner Kendra Wilkinson, City Manager David Dillner, City Engineer Scott Rickard and Administration Director Tabitha Sharp. Absent: Commissioner Leon Leachman and City Attorney Ashlyn Lindskog.

VISITORS

Mike Holton	220 E 1 st Ave	El Dorado, KS
Phil Benedict	Chamber of Commerce	El Dorado, KS
Nick Hoefgen & Angie Johnston	RSH	Augusta, KS
Stan Martin		El Dorado, KS
Tonya Haga & Lori Turner	KS Secure Title	El Dorado, KS
Willow Dean		El Dorado, KS
Jeff Baker		El Dorado, KS
Eddie Dean Jr.	Dean Construction	El Dorado, KS
Linda Jolly	El Dorado Inc.	El Dorado, KS
Emily Connell	El Dorado Main Street	El Dorado, KS
Wesley Struthers	Four J	El Dorado, KS

CALL TO ORDER

Mayor Bill Young called the November 6, 2023, meeting to order.

INVOCATION

Pastor Stan Martin, First Presbyterian Church, opened the meeting with an invocation.

PLEDGE OF ALLEGIANCE

The City Commission led the Pledge of Allegiance.

PERSONAL APPEARANCE

There were none.

PUBLIC COMMENT

Mayor Bill Young opened the floor for public comments.

Shauna Napoli requested that the Commission change the ordinance regarding the background checks for pit bull owners.

CONSENT AGENDA

EL DORADO CITY COMMISSION MEETING

November 6, 2023

Approval of City Commission Meeting Minutes from October 16, 2023 and City Commission Work Session Minutes from November 1, 2023.

Approval of the appointment of Wade Wilkinson, Heather Rinkenbaugh, Brett Remsberg, Wilfredo Blanco-Diaz, Craig Yaryan, Patsy Boyce and Debi LaForge.

Approval of the Social/Media Publication policy.

Approval of the Proclamation policy.

Approval of the Public Comment policy.

Acceptance of the 2023 Housing Needs Assessment.

Authorization to proceed with the demolition of 1123 W 3rd Avenue, a property owned by the Land Bank of the City of El Dorado.

Commissioner Kendra Wilkinson moved to approve the consent agenda as presented.

Commissioner Gregg Lewis seconded the motion.

Motion carried 4 – 0.

OLD BUSINESS

There was no old business.

NEW BUSINESS

CONSIDERATION OF A BID FOR THE AUTOMATED METER SYSTEM IMPLEMENTATION

Public Utilities Director Jason Patty stated that staff are requesting approval of a bid for an automated meter system. He stated that the automated meter system would help with accuracy of readings, leak detections and allow for some changes to our staff utilization.

Commissioner Kelly Tetrick asked if residents would have to pay for new meters.

Public Utilities Director Patty stated that staff consider these meters part of the regular updates done to the meter system, and so the City will pay for it from the utilities fund.

Commissioner Kendra Wilkinson asked how this was changing the billing cycles.

EL DORADO CITY COMMISSION MEETING

November 6, 2023

Public Utilities Director Patty stated that the largest customers would still be billed at the same time they are now. He stated that we would be combining the north and south billing cycles into one.

Commissioner Gregg Lewis moved to accept the bid for the automated meter system project provided by Core and Main and directed the City Manager to complete all associated contracts.

Commissioner Kelly Tetrick seconded the motion.

Motion carried 4 – 0.

CONSIDERATION OF A MODERATE-INCOME HOUSING APPLICATION FOR THE CITY OF EL DORADO, KANSAS

City Manager David Dillner stated that the Kansas Housing Resources Corporation has released their Moderate Income Housing program and will make approximately \$3.9 million in loans or grants to cities for moderate-income housing development in rural areas. He stated that the city may submit one application for the program and has received two applications. He stated that Dean Construction, LLC proposes a development of twenty housing units, 14 of which will be single-family, detached homes and three town homes.

Mayor Bill Young stated that we would be hearing from each of the applicants.

Eddie Dean, Dean Construction, stated that they are proposing a total project with 260 lots, he stated that the first phase of the project will be 20 but can be adjusted if more tax credits are received. He stated that he is passionate about developing in El Dorado and plans to offer a range of options from larger homes to smaller starter homes.

Commissioner Lewis asked if they would be assessed costs for the developments.

City Manager Dillner stated that both developments have requested RHID's, those will be used to capture the increased taxes to pay for the improvements and so they will not be assessed those infrastructure costs.

Commissioner Kendra Wilkinson asked if the area had been annexed into the city and if it would need to be to get the RHID.

City Manager Dillner stated that they are not yet, but they would have to be.

Mayor Young confirmed that the cost of extending infrastructure would be included in the RHID.

City Manager Dillner stated that he was correct.

EL DORADO CITY COMMISSION MEETING

November 6, 2023

Jeff Baker stated that he felt there was some misinformation regarding their application. He stated that there have been many discussions over the years about how much need there is for housing development in the City of El Dorado. He stated that he felt they were offering a chance for a true housing development. He stated that he and Mr. Dean plan to use these funds to reduce the cost of these homes for the buyer.

Nick Hoefgen, RSH, provided information on their proposed development. He stated that the infrastructure is in place and the turnaround on the modular homes is relatively quick. He stated that he believed that the project could be completed within three years.

Sarah Johnston, RSH, stated that she felt that both projects were great, but believed that their size project is a better fit for the MIH program.

Commissioner Lewis asked if they had any feedback from the neighbors.

Mr. Hoefgen stated that they did not have any feedback from the neighbors.

Commissioner Lewis stated that he had heard from some that they were afraid that it would look like the Flint Creek addition.

Mr. Hoefgen stated that they would not be straying from the gray colors shown and that their lawns would be laid with sod and be more turnkey.

Commissioner Wilkinson asked how the RHID would work within the County.

City Manager Dillner stated that we would be able to annex and create one as the city but did not know if they had the ability to request an RHID. He stated that the biggest issue at this time is that there is a deadline of November 15th, and he wasn't sure if the County could meet the deadline.

Mr. Dean stated that if a developer requests the RHID through the County, they will not capture the taxes from the city.

Mayor Young stated that unfortunately, the city can only endorse one application, but felt that it was important to the city to make a recommendation.

Commissioner Wilkinson stated that after reading the housing assessment, she was surprised by the idea that not everyone wanted a house as we have typically built. She stated that she felt the housing assessment showed us that we should think outside of the way we have always thought. She stated that she felt they needed both developments in the city.

Commissioner Kelly Tetrick stated that he felt it was a pretty big leap from not accepting the town home recommendation from two years ago to modular homes. He stated that he didn't feel good about the El Dorado Inc. Director's husband being part of the RSH group. He stated

EL DORADO CITY COMMISSION MEETING

November 6, 2023

that he felt that it would be difficult to sell a modular home at that price when the other homes are similar in price.

Commissioner Lewis stated that in his time here, there have been four MIH grants given to people who were related to or on the Commission.

Mayor Young stated that he felt that they needed to make the decision in the best interests of the City of El Dorado. He stated that he would feel differently about the conflict if Sarah Hoefgen was on the Commission voting on the project. He stated that one of the things that stood out to him in the letter that RSH sent was that all the dealings with RSH were through Linda Jolly, not Sarah. He stated that in the letter, Sarah's passion for El Dorado is one of the things that encouraged them to invest here.

Wesley Struthers stated that he owns the property that Mr. Dean is developing. He stated that he is interested in making a long-term development out of this project. He stated that they are looking at a variety of homes for the project.

Mr. Baker stated that a lot of the information they are hearing tonight is from the other development because the information for their project is not out there. He stated that the development they are proposing has several types of housing that are called for in the Housing Assessment, from senior housing, rentals, and town homes to high end housing. He stated that he was concerned that the person he is supposed to consult about development is financially benefitting from the other project. He stated that he didn't know why they would choose to fund a one-time housing project with all of the same homes instead of a project that will provide all of the homes called for in the Housing Assessment.

Commissioner Kendra Wilkinson made a motion to table the Moderate Income Housing discussion until Monday the 13th at 5:30 p.m. for a special Commission meeting.

Commissioner Kelly Tetrick seconded the motion.

Motion carried 4 – 0.

CONSIDERATION OF A MASTER EQUITY LEASE AGREEMENT WITH ENTERPRISE FLEET MANAGEMENT, INC., AND SUPPLEMENTAL AGREEMENTS NECESSARY FOR THE CITY'S PARTICIPATION IN THE ENTERPRISE FLEET LEASING PROGRAM

City Manager David Dillner stated that staff are requesting retroactive approval of the lease agreement with Enterprise. He stated that he had approved it under emergency status because the vehicles we need will not be available for another year if we had waited. He stated we will be saving money not only on the purchase, but also ongoing maintenance.

EL DORADO CITY COMMISSION MEETING

November 6, 2023

Commissioner Gregg Lewis moved to authorize the City's participation in the Enterprise Fleet Leasing Program and authorize the City Manager to execute the necessary agreements for the program.

Commissioner Kelly Tetrick seconded the motion.

Mayor Bill Young stated that he was happy that staff have found a way to address some of the issues with capital equipment requests because there have been many discussions over the years regarding the issues with the fleet.

DISCUSSION ITEMS

There were no discussion items.

REPORTS

CITY COMMISSION AND ADVISORY BOARD UPDATES

Commissioner Kendra Wilkinson stated that Parks and Recreation met and discussed the updates on the ballfield improvements and the proposed BMX park. She stated that the parks staff will be rehabilitating some of the equipment at the south end of Graham Park.

Commissioner Wilkinson stated that Main Street stated that Main Street hosted an event discussing second story housing in the downtown area.

Mayor Bill Young reminded the citizens that tomorrow is election day and asked them to go out and vote.

Mayor Young stated that Saturday is Veterans Day and he appreciated the support of the Veteran community in El Dorado. He confirmed that the Chamber of Commerce had information on Saturday's events available on their website and social media.

CITY MANAGER REPORT

City Manager David Dillner stated that City Hall will be closed on Friday in observance of Veterans Day.

City Manager Dillner stated that as evidenced by the earlier conversation, there is a need for housing in El Dorado. He stated that there are several other options for assistance with building housing. He stated that he would be starting a conversation on housing in the New Year to find ways to finance more housing projects.

EXECUTIVE SESSION

EL DORADO CITY COMMISSION MEETING

November 6, 2023

Commissioner Kendra Wilkinson moved to recess into executive session pursuant to the non-elected personnel exception under K.S.A. 75-4319(b)(1) for the purposes of discussing the City Manager's annual evaluation and to reconvene the meeting at 7:20 p.m. in the City Commission room.

Commissioner Kelly Tetrick seconded the motion.

Motion carried 4 – 0.

Mayor Bill Young called the meeting back to order at 7:20 p.m.

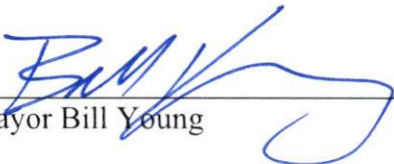
ADJOURNMENT

Commissioner Kendra Wilkinson moved to adjourn the meeting at 7:20 p.m.

Commissioner Kelly Tetrick seconded the motion.

Motion carried 4 – 0.



City Clerk Tabitha D. Sharp

Mayor Bill Young