

EL DORADO CITY COMMISSION MEETING

March 6, 2023

The El Dorado City Commission met in a regular session on March 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 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
Phil Benedict	El Dorado Chamber of Commerce	El Dorado, KS
Emily Connell	El Dorado Main Street	El Dorado, KS
Craig Yaryan	El Dorado Main Street	El Dorado, KS
Corey Landreth	Real Life Church	El Dorado, KS
Chris Huffman	Martens Appraisal	Wichita, KS

CALL TO ORDER

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

INVOCATION

Pastor Wade Graber opened the meeting with an invocation.

PLEDGE OF ALLEGIANCE

El Dorado High School's Encore group led the Pledge of Allegiance.

PERSONAL APPEARANCES

El Dorado High School's Encore group sang a song from the performance they will be giving in Disney Land next week.

Emily Connell, El Dorado Main Street, presented their master plan.

PUBLIC COMMENT

Mayor Bill Young opened the floor for public comments.

There were no comments.

CONSENT AGENDA

Approval of the City Commission Minutes from February 20, 2023 and Special City Commission Minutes from March 1, 2023.

Approval of Appropriation Ordinance No. 02-23 in the amount of \$1,455,530.89.

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

CIVIC CENTER APPRAISAL

City Manager David Dillner stated that Chris Huffman with Martens Appraisal is present to provide the City Commission with information on the appraisal of the Civic Center.

Chris Huffman, Martens Appraisal, stated that it is difficult to find comparable buildings to a Civic Center. He stated that he used similarly functioning buildings to provide an appraisal to the City. He stated that his appraisal came in at about \$62 per square foot, however if the City wanted to lease it to a similar not-for-profit or community organization, he stated that it could be sold for approximately \$47 per square foot. He stated that the most probable market value is about \$95 per square foot.

Commissioner Leon Leachman asked if the land value was \$305,000.

Mr. Huffman stated that he felt that was difficult to find a comparison for because there have not been comparable land sales within the City of El Dorado.

Commissioner Gregg Lewis asked if the rental area was included.

Mr. Huffman stated that it is included in the building area.

Commissioner Leachman asked about the portion that refers to the property as vacant.

Mr. Huffman stated that he is required by the standards board to provide that.

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Mayor Bill Young confirmed that the comparables on page 6-3 is the problem he is referring to.

Mr. Huffman stated that he is correct, it is difficult to find comparable buildings. He stated that he looked for buildings of similar construction and size.

Commissioner Lewis stated that it sounded like it was being used correctly.

Mr. Huffman stated that he was asked to provide an appraisal as if the City were going to sell the Civic Center, he did not determine the best use.

Commissioner Kelly Tetrick stated that it was difficult to determine what is best between the three different options.

Mr. Huffman stated that if he were to provide a number to a bank, it would be the \$1,950,000 amount. He stated that some of the amenities are very specific to a certain buyer, and may not be important to others.

Mayor Young stated that he appreciates the work done by the appraiser on this project. He stated that there is a lot for the Commission to consider.

Commissioner Gregg Lewis moved to accept the appraisal of the Civic Center completed by Martens Appraisal.

Commissioner Leon Leachman seconded the motion.

Motion carried 5 – 0.

REFER DOWNTOWN MASTER PLAN TO PLANNING COMMISSION

City Manager David Dillner stated that as reviewed earlier, El Dorado Main Street has prepared the Downtown Master Plan. He stated that staff recommend that the plan be referred to the Planning Commission so that they can compare it to the Comprehensive Plan.

Commissioner Gregg Lewis moved to refer the Downtown Master Plan as prepared by El Dorado Main Street, to the Planning Commission.

Commissioner Kelly Tetrick seconded the motion.

Motion carried 5 – 0.

REFER TEMPORARY AND OFF-SITE SIGNAGE REGULATIONS FROM ARTICLE 8 OF THE ZONING REGULATIONS TO THE PLANNING COMMISSION

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City Manager David Dillner stated that the Commission has received some comments regarding signage in recent meetings. He stated that staff recommend referring this issue to the Planning Commission for review.

Commissioner Gregg Lewis moved to refer temporary and off-site signage regulations, as defined by Article 8 of the Zoning Regulations, to the Planning Commission.

Commissioner Kelly Tetrick seconded the motion.

Motion carried 5 – 0.

ONE-CENT SALES TAX COMMITTEE APPOINTMENTS

City Manager David Dillner stated that every five years, the Commission appoints a sales tax task force in order to prepare a ballot question for the upcoming election. He stated that the committee would provide a recommendation by July on the ballot question. He stated that the Commission would then take action on the item and then it would be sent to the County to be included on the November ballot. City Manager David Dillner provided the names of the individuals who had been discussed or had submitted an application.

Commissioner Leon Leachman moved to appoint Bill Rinkenbaugh, Matt Jacobs, Jordan Buxton, John Steinbacher, David Sundgren, Craig Hamilton, Brett Remsberg, Lori Gioso, Ross Stumpf and Edward Wilson to serve on the One-Cent Sales Tax Committee to prepare a recommendation for a ballot question concerning a one-cent sales tax for consideration by voters during the November general election.

Commissioner Kendra Wilkinson seconded the motion.

Commissioner Leon Leachman stated that he felt they should all be included because he hated to turn down anyone who had volunteered.

Commissioner Gregg Lewis stated that he thought it was a good group.

Commissioner Kelly Tetrick stated that he was concerned that it was an even number.

Commissioner Kendra Wilkinson asked if they would be able to discuss another member.

Mayor Bill Young stated that he is open to discussing anything that comes up.

Motion carried 5 – 0.

DISCUSSION ITEMS

Mayor Bill Young asked about the process for the Civic Center moving forward.

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City Manager David Dillner stated that staff would come to the next work session to discuss the appraisal and any questions the Commission might have.

Commissioner Kelly Tetrick stated that he would like to discuss how the building is going to be used in the future and if it's discussed in the Comprehensive Plan.

City Manager Dillner stated that due to the lack of a quorum on the 15th, they would bring it to the meeting on March 29th.

Commissioner Lewis asked if there would be an opportunity for the public to comment.

City Manager Dillner stated that staff will bring options to the Commission and however they decide to proceed will indicate if public comment is necessary, e.g. if they don't sell it, public comment may not be required.

REPORTS

CITY COMMISSION AND ADVISORY BOARD UPDATES

Commissioner Kendra Wilkinson stated that El Dorado Main Street met and reviewed their proposed budget as well as some upcoming events, including the Garden Tour and a possible adult trick-or-treat. She showed a sign that they will include on all Main Street projects downtown.

Commissioner Leon Leachman stated that he will be absent for next week's Experience El Dorado meeting, but they will be voting on the mural proposals.

Commissioner Gregg Lewis stated that the El Dorado Inc. Director will be making quarterly reports.

Commissioner Kelly Tetrick stated that the library will be providing more activities during Spring Break.

CITY MANAGER REPORT

City Manager David Dillner stated that staff are closely monitoring Senate Bill 248, if it is passed as currently packaged, it will cost the City a minimum of \$350,000. He stated that it was adopted in an emergency vote and will go to the House next.

Mayor Bill Young confirmed that the bill would reduce the amount collected with our one-cent sales tax and that our Senator voted in favor of it.

City Manager Dillner stated that he was correct.

City Manager Dillner stated that sales tax collections are starting strong this year.

Commissioner Kendra Wilkinson asked how long the legislative session will last.

City Manager Dillner stated that it typically ends around the end of April.

Commissioner Wilkinson asked if the House had scheduled a vote yet.

City Manager Dillner stated that they had not.

Mayor Young asked if there was any direction from the League on this item.

City Manager Dillner stated that they are requesting that communities contact their local representative and explain the impact of the loss of those funds.

City Manager Dillner stated that K254 met last week. He stated that the company that chose Bel Aire as their new location was present to garner support for grant funding. He stated that Integra would be located at Webb and 254. He stated that if they receive the funding, it will create about 2,000 jobs. He stated that if they receive the funding, they have to bring five suppliers with them, those suppliers can be located in other communities in the area. He stated that someone will be present from the Economic Area Partnership at a future Commission meeting to talk more about the project.

ADJOURNMENT

Commissioner Kendra Wilkinson moved to adjourn the meeting at 6:43 p.m.

Commissioner Leon Leachman seconded the motion.

Motion carried 5 – 0.

City Clerk Tabitha D. Sharp

Mayor Bill Young