

EL DORADO CITY COMMISSION MEETING

November 20, 2023

The El Dorado City Commission met in a regular session on November 20, 2023 at 5:30 p.m. in the Commission Room with the following present: Mayor Bill Young, Commissioner Kelly Tetrick, Commissioner Leon Leachman, Commissioner Kendra Wilkinson, City Manager David Dillner, City Engineer Scott Rickard and Administration Director Tabitha Sharp. Absent: Commissioner Gregg Lewis and City Attorney Ashlyn Lindskog.

VISITORS

Mike Holton	220 E 1 st Ave	El Dorado, KS
Phil Benedict	Chamber of Commerce	El Dorado, KS
Ashlie Jack	Superior Auto Care	El Dorado, KS
Mike Correll	Superior Auto Care	El Dorado, KS
Cheri Lara	502 Simpson Rd	El Dorado, KS
Roy Pile	515 Hunton Rd	El Dorado, KS
John Perott	358 Simpson	El Dorado, KS
Suzie Cathorn	210 E 2 nd	El Dorado, KS
Mary May		
Mertle Peden		
Mark Somerville		
Jennifer Zimmerman		
Dara Jordan	425 Hunton Rd	El Dorado, KS
Emily Connell	Main Street	El Dorado, KS
Dana Duncan	210 E 2 nd	El Dorado, KS

CALL TO ORDER

Mayor Bill Young called the November 20, 2023, meeting to order.

INVOCATION

Mark Somerville 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.

CONSENT AGENDA

Approval of Special City Commission Meeting Minutes from November 13 and 15, 2023.

Approval of Appropriation Ordinance No. 10-23 in the amount of \$4,144,764.27.

Approval of the 2024 Salary Schedule for the City of El Dorado, Kansas.

Approval of a Resolution amending the Purchasing Policy of the City of El Dorado, Kansas.

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

Commissioner Gregg Lewis seconded the motion.

Motion carried 4 – 0.

PUBLIC HEARING

Mitch Walter, Gilmore Bell P.C., stated that both projects are completed and that the special assessments are being levied for these projects.

A PUBLIC HEARING CONCERNING SPECIAL ASSESSMENTS TO BE LEVIED AGAINST BENEFITING PROPERTIES FOR THE IMPROVEMENT OF HUNTON ROAD, SIMPSON ROAD, 2ND AVENUE AND 5TH AVENUE.

Mayor Bill Young opened the public hearing.

Raymond Pyle asked that there would be an increase in their property taxes and asked if it was possible to reduce or phase in the taxes from the special assessment.

Mayor Young closed the public hearing.

A PUBLIC HEARING CONCERNING SPECIAL ASSESSMENTS TO BE LEVIED AGAINST BENEFITING PROPERTIES FOR THE IMPROVEMENT OF THE DEER RUN ADDITION

Mayor Bill Young opened the public hearing.

There were no comments.

Mayor Young closed the hearing.

OLD BUSINESS

There was no old business.

NEW BUSINESS

CONSIDERATION OF AN ORDINANCE APPROVING A REQUEST FOR A SPECIAL USE PERMIT FOR A DIGITAL VIDEO SIGN PROPOSED AT 210 E. 2ND AVENUE

The Planning Commission held a public hearing on October 26, 2023, to review a Special Use Permit application to allow a digital video sign at 210 2nd Avenue.

Commissioner Kelly Tetrick moved to approve an ordinance for Case No. 23-007 SUP, requesting a Special Use Permit for a digital video sign at 210 E 2nd Avenue.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 4 – 0.

CONSIDERATION OF AN ORDINANCE APPROVING A REQUEST TO REZONE THE PROPERTIES FOR 1126, 1128, AND 1204 W 6TH FROM “R-3, MULTIPLE FAMILY DWELLING DISTRICT” TO “C-1, GENERAL BUSINESS DISTRICT.”

City Engineer Scott Rickard stated that Mike Dorrell submitted an application to rezone the properties 1126, 1128, and 1204 W 6th Ave. from R-3 Multiple Family Dwelling District to C-1 General Business District. Michael Dorrell requests the zone change to construct a storage building for personal use.

Commissioner Leon Leachman moved to approve an ordinance for Case No. 23-05 REZ requesting a rezoning of 1126, 1128, and 1204 W 6th Avenue to C-1 General Business District.

Commissioner Kelly Tetrick seconded the motion.

Motion carried 4 – 0.

CONSIDERATION OF AN ORDINANCE LEVYING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY TO PAY THE COSTS OF INTERNAL IMPROVEMENTS IN THE CITY OF EL DORADO, KANSAS, AS PREVIOUSLY AUTHORIZED BY RESOLUTIONS 2919, 2920, AND 2945 OF THE CITY; AND PROVIDING FOR THE COLLECTION OF SUCH ASSESSMENTS

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City Engineer Scott Rickard stated that the projects have been completed and property owners notified of the special assessments that will be levied. He stated that they will be given a period of time to pay all or a portion of the amount to be levied and after that,

Mayor Bill Young asked how much Oil Hill Elementary would be paying in special assessments.

City manager David Dillner stated that they would pay approximately \$278,000.

City Engineer Rickard stated that Oil Hill is split into four quadrants, and it is participating in 2 of the projects.

Commissioner Leon Leachman asked what the cost looks like for the property owners.

City Engineer Rickard stated that the project costs are estimated per square foot.

More discussion

Mayor Young asked if there is a mechanism in the future to do a phased approach, so all of the property owners are not hit with the assessments for multiple roads at once.

City Manager Dillner stated that because the project is completed the next step would be to move to permanent bonds. If the city decides to defer the special assessments, then the City at Large would have to front the money for the amount of time the commission chose to defer. Which would increase the Mill Levy.

Mr. Walter stated that we are limited to a 20-year bond.

Commissioner Leachman asked if there was interest on the 20-year bond.

City Manager Dillner stated that when we issue bonds the City pays interest.

City Engineer Rickard stated that we do charge interest. He stated that we have carried the costs for a little while on other developments. They are charged an interest fee at what the bond comes in at.

Commissioner Kendra Wilkinson moved to approve an ordinance levying a special assessment on certain property to pay the costs of internal improvements in the City of El Dorado, Kansas, as previously authorized by Resolution Nos. 2919, 2944, 2920, and 2945 of the City, and providing for the collection of such special assessments.

Commissioner Kelly Tetrick seconded the motion.

Motion carried 4 – 0.

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CONSIDERATION OF AN ORDINANCE LEVYING SPECIAL ASSESSMENTS ON CERTAIN PROPERTIES TO PAY THE COST OF INTERNAL IMPROVEMENTS IN THE CITY OF EL DORADO, KANSAS, AS PREVIOUSLY AUTHORIZED BY RESOLUTIONS 2828-21, 2939, AND 2827-21 OF THE CITY; AND PROVIDING FOR THE COLLECTION OF SUCH ASSESSMENTS

City Engineer Scott Rickard stated that this subdivision was created on the west side of El Dorado and includes new sanitary sewer mains as well as road construction. He stated that the final cost was \$423,149.13 and of that total \$87,073.33 is the city-at-large cost and the remainder is the responsibility of the improvement district.

Commissioner Leon Leachman confirmed that these payments will be the same as the other project.

City Manager Dillner stated that each lot is receiving the same assessment.

Commissioner Kendra Wilkinson asked how many homes have been built already.

City Engineer Rickard stated that there are four or five now. He stated that it has been a challenging project to work around all the rock and oil wells.

Commissioner Kelly Tetrick moved to approve an ordinance levying special assessments on certain properties to pay the costs of internal improvements in the City of El Dorado, Kansas, as previously authorized by Resolution Nos. 2828-21, 2939, and 2827-21 of the City, and providing for the collection of such special assessments.

Commissioner Leon Leachman seconded the motion.

Motion carried 4 – 0.

CONSIDERATION OF A RESOLUTION AUTHORIZING THE OFFERING FOR SALE OF GENERAL OBLIGATION TEMPORARY NOTES, SERIES 2023-1, OF THE CITY OF EL DORADO, KANSAS, FOR THE TEMPORARY FINANCING OF AN AUTOMATED METERING INFRASTRUCTURE SYSTEM

City Manager David Dillner stated that the approved bid from Core & Main for the installation of an Automated Meter Infrastructure System. Staff will be utilizing temporary financing to pay for the project. The temporary note will be refinanced with a ten-year bond once the project is completed. Bond Counsel recommended going ahead with the Temporary Note process this year in order to ensure that we do not exceed the debt limit next year when the 2022 Temporary Note is either renewed or rolled into a new bond and the costs of the Base Grant project are added to that amount. If the Commission decides to move forward with the temporary note process, staff will send bids to the local banks on the 31st, they will be due back on November 30th and come to the Commission for approval on December 4th.

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Commissioner Leon Leachman moved to approve a Resolution of the City of El Dorado, Kansas authorizing improvements to the city's public water supply system and providing for the payment of the costs thereof.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 4 – 0.

Commissioner Leon Leachman moved to approve a Resolution authorizing the offering for sale of General Obligation Temporary Notes, Series 2023-1, of the City of El Dorado, Kansas.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 4 – 0.

CONSIDERATION OF A CHARTER ORDINANCE EXEMPTING THE CITY OF EL DORADO, KANSAS, FROM THE TERMS AND PROVISIONS OF K.S.A. 12-1651, PROVIDING SUBSTITUTE PROVISIONS REGARDING THE DESIGNATION OF THE OFFICIAL CITY NEWSPAPER

City Manager David Dillner stated that the city is required by State law to publish items in the local newspaper. He stated that the statute is not uniform and therefore the City of El Dorado is choosing to opt out with the adoption of a Charter Ordinance declaring the city's website as the official newspaper.

Commissioner Kelly Tetrick moved to approve a Charter Ordinance exempting the City of El Dorado, Kansas from the terms and provisions of K.S.A. 12-1651, providing substitute provisions regarding the designation of the official city newspaper.

Commissioner Leon Leachman seconded the motion.

Roll Call Vote

	Mayor Bill Young	Yes
Position No. 1	Commissioner Kelly Tetrick	Yes
Position No. 2	Commissioner Gregg Lewis	Absent
Position No. 3	Commissioner Leon Leachman	Yes
Position No. 4	Commissioner Kendra Wilkinson	Yes

DISCUSSION ITEMS

There were no discussion items.

REPORTS

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

November 20, 2023

Commissioner Leon Leachman stated that he missed the last Experience El Dorado meeting and asked the Administration Director to fill them in.

Administration Director Tabitha Sharp stated that they reviewed Gold Fest, next year's activities and the upcoming mural plaza ribbon cutting.

Mayor Bill Young wished everyone a Happy Thanksgiving.

CITY MANAGER REPORT

City Manager David Dillner stated that at the next meeting, staff will be bringing forward a budget amendment for eleven funds. He stated that this is not necessarily a bad thing, we just did not budget to spend fund balance in 2023 and have spent some of that on various projects. He stated that the BASE grant received transfers from several funds' balance, sales tax was higher than anticipated in 2022, and so a larger transfer had to be made just to name a few.

City Manager Dillner stated that everyone should be receiving an invitation to the ribbon cutting for mural plaza.

City Manager Dillner stated that the scoreboards are going up at several of the fields and the concession/restroom facilities are moving along as well.

EXECUTIVE SESSION

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 6:35 p.m. in the City Commission room.

Commissioner Leon Leachman seconded the motion.

Motion carried 4 – 0.

Mayor Bill Young called the meeting back to order at 6:35 p.m.

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 6:50 p.m. in the City Commission room.

Commissioner Leon Leachman seconded the motion.

Motion carried 3 – 0 (Commissioner Kelly Tetrick remained in the conference room).

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Mayor Bill Young called the meeting back to order at 6:55 p.m.

Commissioner Kendra Wilkinson moved to approve a COLA in the amount of 5% and a bonus in the amount of \$5,000.

Commissioner Leon Leachman seconded the motion.

Motion carried 4 – 0.

ADJOURNMENT

Commissioner Leon Leachman moved to adjourn the meeting at 6:57 p.m.

Commissioner Kelly Tetrick seconded the motion.

Motion carried 4 – 0.


City Clerk Emerald Ashlock


Mayor Bill Young