



EL DORADO CITY COMMISSION - WORK SESSION AGENDA
CITY HALL – 220 E. FIRST AVENUE
April 10, 2024 - 5:00 PM

Work Session Discussion Items:

- a. BG Stadium Improvements Financing Structure
- b. Public Comment Policy
- c. Homelessness

Regular Agenda Preview:

- a. Items to be Placed on the Consent Agenda
 - i. Meeting Minutes
- b. Items to be Placed on the Regular Agenda

Reports:

- a. City Commission Reports
- b. City Manager Report

TO: City Commission
FROM: David Dillner, City Manager
SUBJ: BG Stadium Improvements Financing Structure
DATE: April 10, 2024

Background:

In March 2010, the City of El Dorado, Butler Community College, and USD 490 partnered to construct the jointly owned facility now known as BG Products Veterans Sports Complex ("BG Stadium"). The entities organized the Educational Facilities Authority of Butler County ("EFABC") to oversee the construction and operations of the stadium. Each of the entities contributed or facilitated the donation of funds equal to one-third of the stadium's total construction cost. The football field was installed as artificial turf with an expected useful life of ten years. The track surface was also installed as an artificial surface with a useful life of about ten years. Now, in 2024, these two components of BG Stadium are due for replacement as they have exceeded the useful life of the original products and are now beginning to lose functionality.

The EFABC recently solicited track and turf replacement quotes through the Greenbush Cooperative. Three pre-qualified vendors submitted quotes for consideration by the EFABC. The EFABC must select a vendor to replace the track and turf, although the Authority lacks the authority to finance the project through the issuance of any debt instrument. The EFABC also lacks sufficient cash reserves to finance the project, so it requires one of the three partnering entities to issue debt to facilitate the project's completion during the off-season. Both Butler Community College and USD 490 have cumbersome processes for issuing debt because both of these entities are educational institutions. The City's authority to issue its general obligation (G.O.) debt is simple by comparison. The City has the capacity to issue additional debt to support this project.

Attachments:

Policy Issue:

Should the City issue its G.O. bonds to finance track and turf

Fiscal Impact:

Any G.O. debt issued by the City to support the track and turf replacement at BG Stadium would be backed by the full faith and credit of the City of El Dorado. This means the City is legally obligated to pay debt service from available revenues or cash reserves. The City agrees to increase taxes to cover any shortfall in revenues available to pay debt service in the event that reserves are not available or insufficient for the debt service payment. While the debt is G.O. debt and backed by the full faith and credit of the City, the transaction is structured such that the principal and interest for the project will be paid from revenue generated from donations and sponsorships received by the EFABC. The three entities will pay any shortfall in donations or sponsorships equally. Under this structure, the City will only backstop the entire debt service payment in legal terms. The three entities will pay any shortfall to ensure bondholders receive payment for outstanding debt obligations.

The track and turf replacement is estimated to cost about \$1.3 million. Presently, the City of El Dorado has about \$26.7 million in statutory debt authority remaining. The project will have little impact on the City's ability to finance public infrastructure projects or other municipal needs that may arise in the foreseeable future.

Trade-offs:

Staff Recommendation:

Staff recommends proceeding with the proposed financing structure, whereby the City will issue its G.O. bonds to finance the track and turf replacement project over the next ten years. Management believes that the City's bond counsel structured the transaction with sufficient safeguards to protect the City and taxpayers from a necessary tax increase to override a possible default scenario if sufficient revenues are not collected.

Commission Action:

No Commission action is needed as this is a work session; all discussion is for informational purposes only.

TO: City Commission
FROM: Emerald Ashlock, Executive Assistant
SUBJ: Public Comment Policy
DATE: April 10, 2024

Background:

Recently, the City has received inquiries from several individuals regarding the process for making public comments on items listed on a regular meeting agenda. Currently, the City Commission's policy prohibits public comments on agenda items, particularly those concerning legal and personnel matters. This approach has been in place to streamline meetings and maintain focus on the business at hand. However, it has led to some citizens feeling excluded from the decision-making process and expressing frustration at the lack of opportunity to provide input on matters directly affecting them.

Work sessions precede regular meetings, providing a platform for the City Commission to discuss agenda items informally. While these sessions are primarily intended for internal deliberation, some members of the public have expressed interest in participating during these discussions. Despite this interest, past practice has aimed to limit public comments during work sessions. Consequently, citizens have limited avenues for input once items transition from work sessions to regular meetings.

Attachments:

1. Public Comment Policy

Policy Issue:

The primary policy issue at hand is how to balance the need for efficient decision-making processes with the desire to facilitate public input and engagement. While the current policy aims to streamline meetings, it inadvertently restricts opportunities for public participation, potentially undermining the democratic principles of governance. By revising the policy to permit public comments on agenda items during regular meetings, the City Commission can enhance transparency and inclusivity without significantly disrupting proceedings.

Fiscal Impact:

N/A

Trade-offs:

The trade-off associated with revising the policy on public comments is the potential for longer meetings and increased complexity in managing discussions. Allowing public comments on agenda items during regular meetings may extend the duration of meetings, as additional time will be required to accommodate citizen input. Moreover, managing public comments effectively necessitates clear guidelines and procedures to ensure orderly and productive discourse. However, these trade-offs are outweighed by the benefits of fostering greater public engagement and ensuring that community members have a voice in decisions that impact them directly.

Staff Recommendation:

Staff recommends that the City Commission amend its policy to allow public comments on items scheduled for action during regular meetings, excluding legal and personnel matters. This adjustment would enable citizens to provide input on agenda items of importance to them, thereby enhancing transparency and democratic participation. Furthermore, the City Commission could maintain control over the decision-making process by incorporating public comments into its deliberations and adjusting its course of action accordingly. To facilitate discussion and implementation, staff suggested scheduling this matter for consideration at the next work session.

Municipal government should strive to be accessible and responsive to the needs of its constituents. By adopting this proposed change, the City Commission can demonstrate its commitment to fostering an inclusive and participatory decision-making environment while upholding the integrity of its processes.

Commission Action:

No Commission action is needed as this is a work session; all discussion is for informational purposes only.

EL DORADO

K A N S A S

PUBLIC COMMENT POLICY

Citizens are encouraged to address the City Commission during regularly scheduled meetings. This policy is intended to provide some guidelines to ensure that all El Dorado citizens have a chance to address the Commission.

1. Each interested party will state their name before making comments. Individuals wishing to be contacted about their comments following the meeting should provide their contact information to the City Clerk.
2. Any interested party may make public comments during a regular meeting. There are no residency requirements.
3. Each citizen will have three minutes to present his or her comments.
4. An extension of time, if necessary, may be approved but must be by a majority of the City Commission.
5. Comments or questions will be directed only to the City Commission.
6. Interested parties will act in a civil and courteous manner when addressing the City Commission.
7. Debate or argument between parties in the audience will not be allowed.
8. Legal issues will not be discussed. (Examples include but are not limited to personnel issues, lawsuits, etc.)
9. Violation of this public comment policy will result in the citizen being directed to cease or resume sitting. The Mayor, or Vice-Mayor in the absence of the Mayor, may direct anyone not complying with this policy or who is acting in an uncivil or threatening manner to leave the Commission Chambers.
10. Items on the agenda will not be addressed during the public comment section, although the City Commission may, at its discretion, allow public comment on an agenda item when that item is discussed on the regular agenda.
11. Interested parties may request the removal of any item placed on the consent agenda during the public comment period of the regular meeting. The item will be moved to the regular agenda if a majority of the City Commission agrees to remove the item and place it on the regular agenda.

Approved by the Commission this 6th day of November, 2023.