



EL DORADO CITY COMMISSION - WORK SESSION AGENDA
CITY HALL – 220 E. FIRST AVENUE
May 15, 2024 - 5:00 PM

Work Session Discussion Items:

- a. Central Avenue Improvement Project Overview
- b. Utility CIP Review
- c. Social Media/Channel 7 Advertisement Discussion

Regular Agenda Preview:

- a. Items to be Placed on the Consent Agenda
 - i. Meeting Minutes
 - ii. Walnuts CMB
- b. Items to be Placed on the Regular Agenda
 - i. Public Hearings for Condemnation Proceeding
- ii. Rezone W Towanda
- iii. Belly Acres Plat
- iv. Annex W Towanda-North side

Reports:

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

Vintage Lift Station Replacement Project

Overview

Request Owner	Jason Patty, Utilities Director
Est. Start Date	03/02/2026
Est. Completion Date	05/31/2026
Department	PUBLIC UTILITIES
Type	Capital Improvement

Description

Vintage lift station is a relatively high flow station with significant rusting of the baseplate which affects the ability to hang floats and cables used to control operation of the station. We are seeing a breakdown of internal control panel electrical contactors and other electrical issues, as this station continues to age due to the amount of Hydrogen Sulfide gas at this location. In addition to replacing this station, we will be looking at H2S reduction strategies to reduce its impact on electrical components. This station was originally installed in 1992.

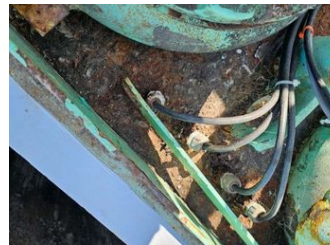
Images



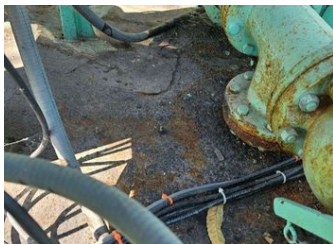
Vintage LS baseplate



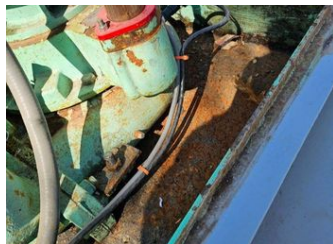
Vintage LS pumps



Vintage LS float manifold



Vintage LS baseplate pt.2

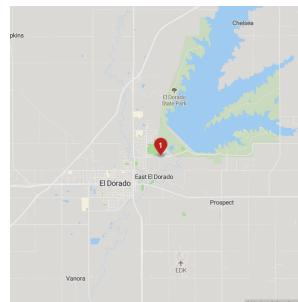


Vintage LS pump closeup

Details

Type of Project	Replacement/Refurbishment
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Location



Project Justification/Community Benefit

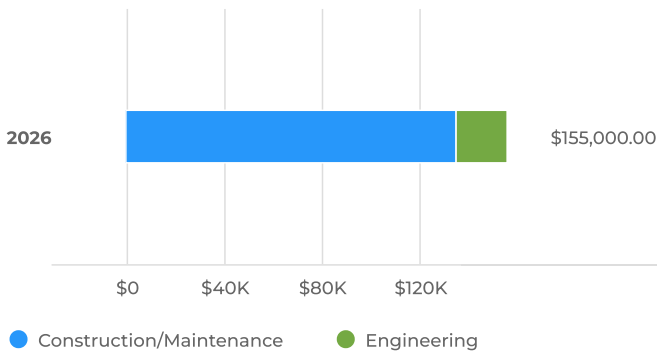
Ensuring the operation of the station is crucial to maintaining the flow of sanitary sewer away from homes and towards the treatment plant, thus minimizing the potential for sewer backups. Furthermore, additional value can be achieved by integrating a failure notification system that automatically calls operators in the event of a failure. Currently, most of our stations rely on a red light and alarm sound, prompting customers to contact us. The maintenance of critical infrastructure is essential for public health. In the case of our city's lift stations, any malfunction can give rise to public health concerns and potential permit violations.

Capital Cost

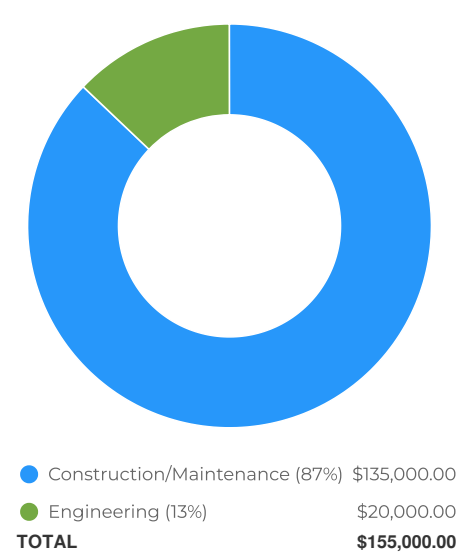
Total Budget (all years)
\$155K

Project Total
\$155K

Capital Cost by Year



Capital Cost for Budgeted Years



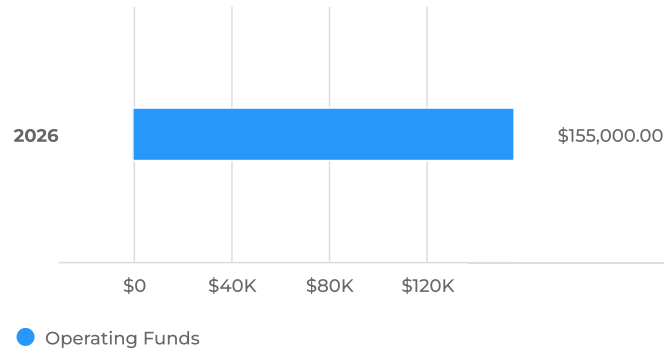
Capital Cost Breakdown		
Capital Cost	FY2026	Total
Engineering	\$20,000	\$20,000
Construction/Maintenance	\$135,000	\$135,000
Total	\$155,000	\$155,000

Funding Sources

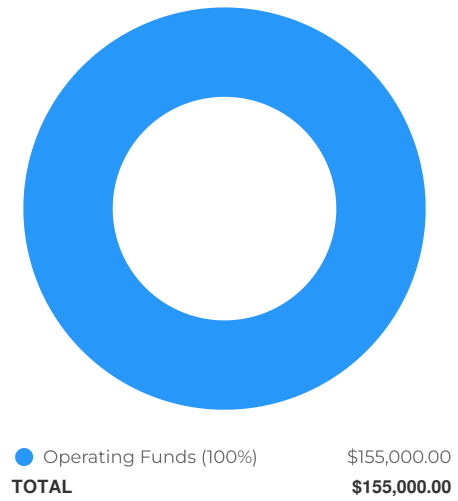
Total Budget (all years)
\$155K

Project Total
\$155K

Funding Sources by Year



Funding Sources for Budgeted Years



Funding Sources Breakdown		
Funding Sources	FY2026	Total
Operating Funds	\$155,000	\$155,000
Total	\$155,000	\$155,000

Wastewater Influent Grinder Replacement Project

Overview

Request Owner	Jason Patty, Utilities Director
Est. Start Date	03/01/2025
Est. Completion Date	06/30/2025
Department	PUBLIC UTILITIES
Type	Capital Improvement

Description

Our current screening (trash removal) is located after our influent pumps. Because of this, we experience constant maintenance and de-ragging of these pumps. This exercise has become pretty routine for us, but there are risks associated with raw sewage and breaking loose buildup of trash from inside the pump volute. The installation of a grinder in our influent stream ahead of the pumps will chop everything up to a size manageable to pass through the pumps without getting stuck and causing clogging issues. Not only is clogging a maintenance concern, it also reduces the pumping capacity of the pumps. If this goes unnoticed, we run the risk of backing up the collection system.

Images



Pump clog example

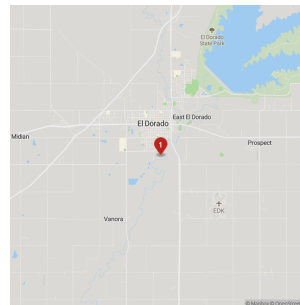


Pump clog example

Details

Type of Project New Construction

Location



Supplemental Attachments

 [Grinder example\(/resource/cleargov-prod/projects/documents/f793a06e68b8348ad8c2.pdf\)](/resource/cleargov-prod/projects/documents/f793a06e68b8348ad8c2.pdf)

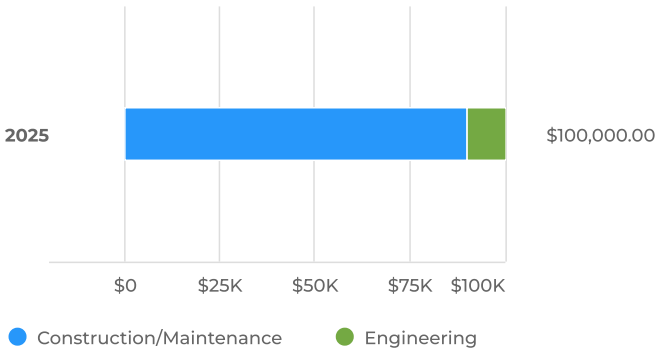
Project Justification/Community Benefit

The frequency of cleaning these pumps is roughly 3–4 times per month. This requires two operators and just under 1 hour to complete the job from beginning to end. With the addition of a grinder, the frequency of which this type of maintenance is needed will be drastically reduced, thus allowing us to focus our efforts on other operations within the treatment plant. We are always looking for ways to become more efficient and this is a good example of that. As an alternative, we could install screening at the influent pump station and remove the trash at that point, but that would require additional maintenance of the screening equipment and coordination of picking up the trash for landfill disposal. While a grinder does not remove the trash from the stream it will allow it to pass through the pumps where it can be removed with our screening system at the treatment plant.

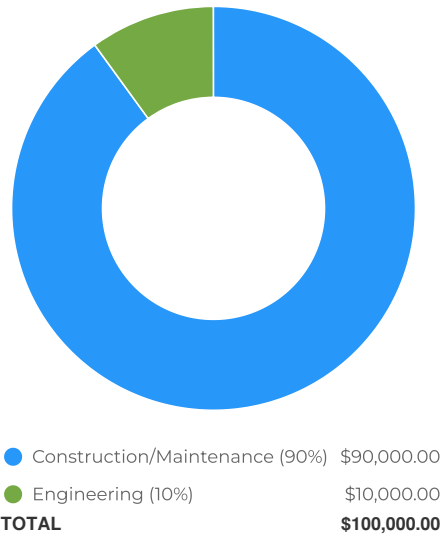
Capital Cost

FY2025 Budget	Total Budget (all years)	Project Total
\$100,000	\$100K	\$100K

Capital Cost by Year



Capital Cost for Budgeted Years



Capital Cost Breakdown		
Capital Cost	FY2025	Total
Engineering	\$10,000	\$10,000
Construction/Maintenance	\$90,000	\$90,000
Total	\$100,000	\$100,000

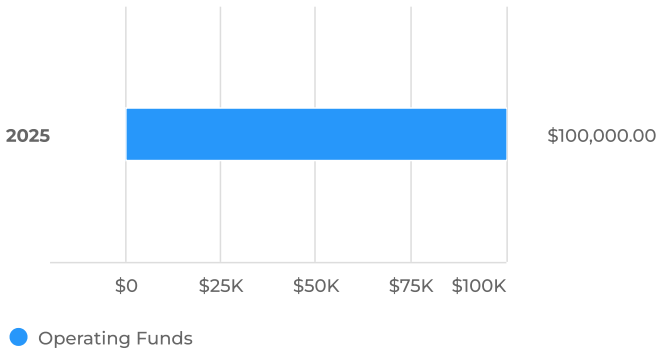
Funding Sources

FY2025 Budget
\$100,000

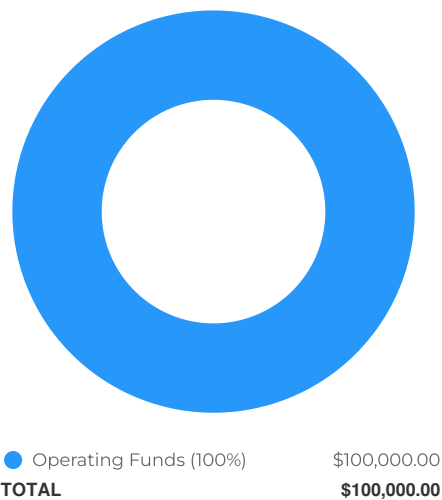
Total Budget (all years)
\$100K

Project Total
\$100K

Funding Sources by Year



Funding Sources for Budgeted Years



Funding Sources Breakdown		
Funding Sources	FY2025	Total
Operating Funds	\$100,000	\$100,000
Total	\$100,000	\$100,000

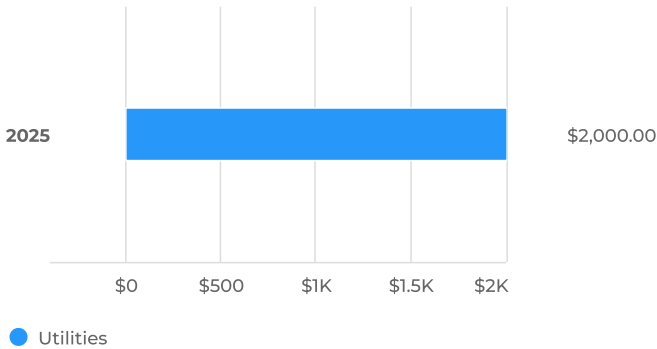
Operational Costs

FY2025 Budget
\$2,000

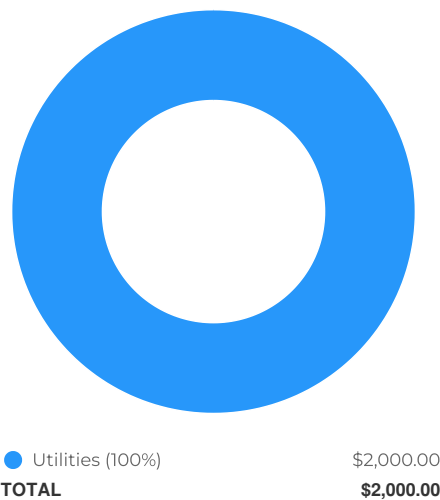
Total Budget (all years)
\$2K

Project Total
\$2K

Operational Costs by Year



Operational Costs for Budgeted Years



Operational Costs Breakdown		
Operational Costs	FY2025	Total
Utilities	\$2,000	\$2,000
Total	\$2,000	\$2,000

Water Reclamation Centrifuge Replacement Project

Overview

Request Owner	Jason Patty, Utilities Director
Est. Start Date	01/01/2029
Est. Completion Date	03/31/2029
Department	PUBLIC UTILITIES
Type	Capital Improvement

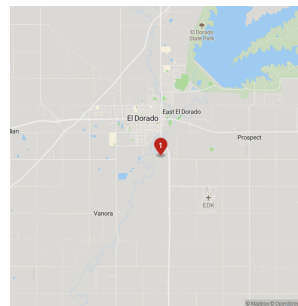
Description

The centrifuge serves as the equipment used to remove the solids generated in the wastewater treatment process. While the majority of equipment at the facility has redundancy, we rely solely on this single piece of equipment to process solids. In general, this type of equipment has a 20-year lifespan which we are fast approaching. We have a couple of options should the centrifuge fail. However, it is not sustainable.

Details

Type of Project	Replacement/Refurbishment
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Location



Project Justification/Community Benefit

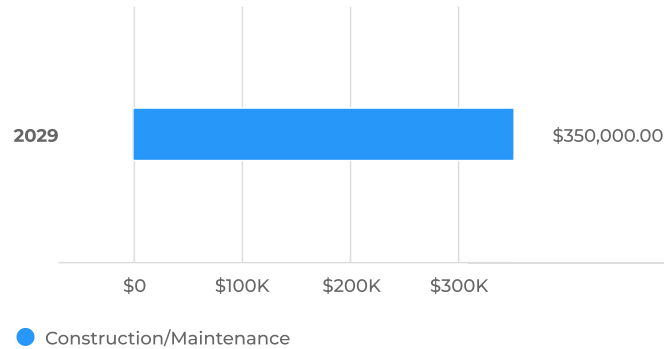
Having this equipment in good working order ensures that we maintain compliance with our discharge permit. In the event of failure, the lack of having solids handling will become a bottleneck within the treatment plant to effectively treat wastewater. It is our responsibility to effectively treat wastewater to the compliance standard provided in our discharge permit. The Walnut River is the receiving stream of our environmental impact, both the good and the bad.

Capital Cost

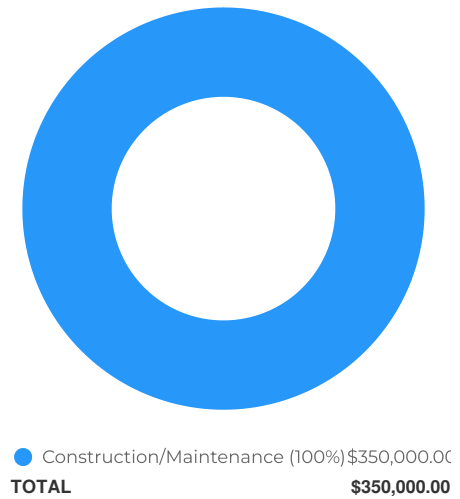
Total Budget (all years)
\$350K

Project Total
\$350K

Capital Cost by Year



Capital Cost for Budgeted Years



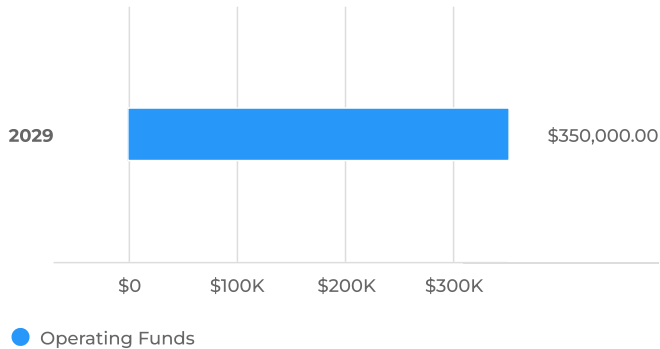
Capital Cost Breakdown		
Capital Cost	FY2029	Total
Construction/Maintenance	\$350,000	\$350,000
Total	\$350,000	\$350,000

Funding Sources

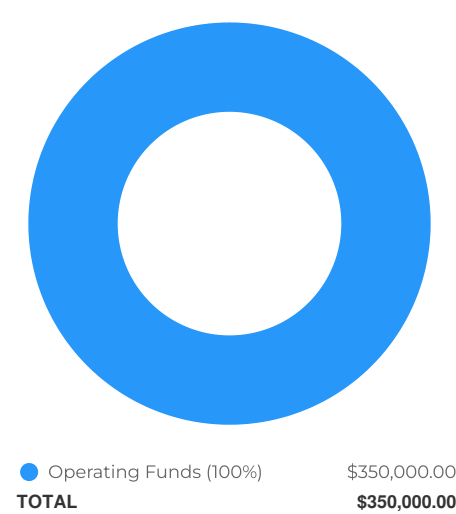
Total Budget (all years)
\$350K

Project Total
\$350K

Funding Sources by Year



Funding Sources for Budgeted Years



Funding Sources Breakdown		
Funding Sources	FY2029	Total
Operating Funds	\$350,000	\$350,000
Total	\$350,000	\$350,000

Water Treatment Backwash Tower Maintenance Project

Overview

Request Owner	Jason Patty, Utilities Director
Est. Start Date	09/01/2025
Est. Completion Date	11/01/2025
Department	PUBLIC UTILITIES
Type	Capital Improvement

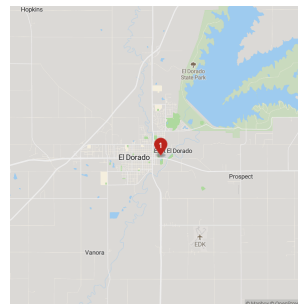
Description

The backwash tower serves a critical function as part of the daily process of washing WTP filters. Records indicate that interior & exterior repaint have been targeted since 2018, but have not yet been completed. Maintenance and upkeep of all of our water towers is vital to operations and this one is no exception. This tower is located at the water treatment plant and is used for daily operations.

Details

Type of Project	Rehabilitation
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Location



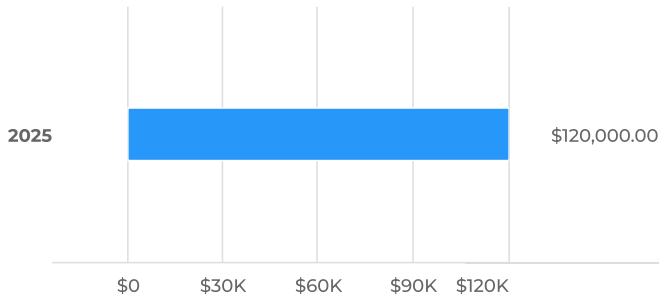
Project Justification/Community Benefit

We have the ability to manually wash filters in the event of a tower failure, but this is a cumbersome process and less efficient, requiring additional staff to complete the filter wash cycle. Keeping the tower in service and in good working order ensures all of our customers are receiving high quality drinking water.

Capital Cost

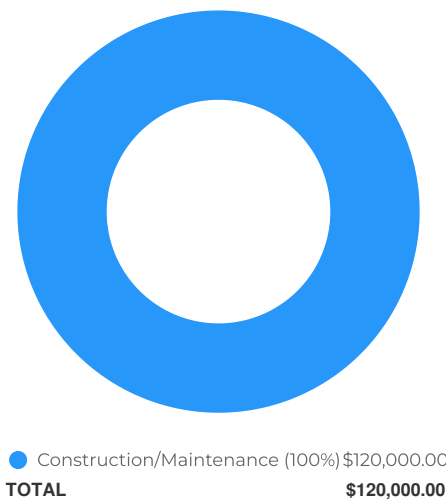
FY2025 Budget	Total Budget (all years)	Project Total
\$120,000	\$120K	\$120K

Capital Cost by Year



● Construction/Maintenance

Capital Cost for Budgeted Years



Capital Cost Breakdown		
Capital Cost	FY2025	Total
Construction/Maintenance	\$120,000	\$120,000
Total	\$120,000	\$120,000

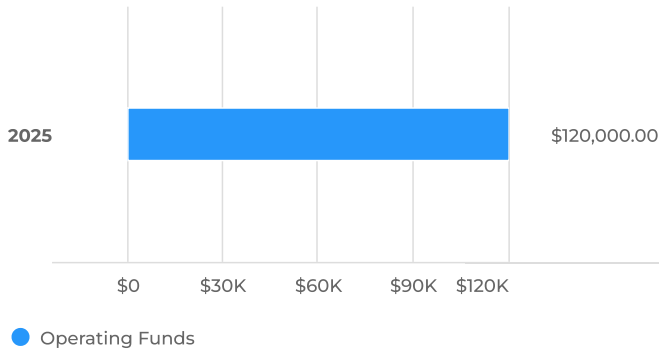
Funding Sources

FY2025 Budget
\$120,000

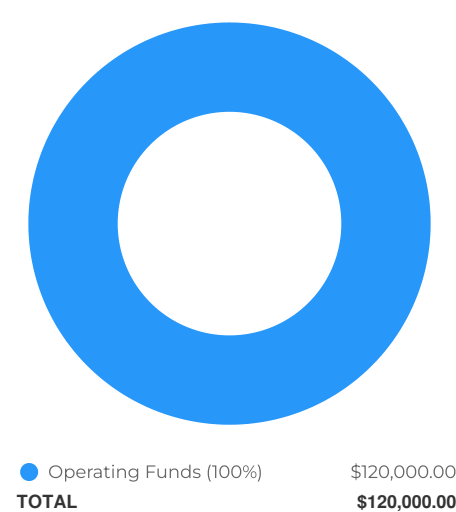
Total Budget (all years)
\$120K

Project Total
\$120K

Funding Sources by Year



Funding Sources for Budgeted Years



Funding Sources Breakdown		
Funding Sources	FY2025	Total
Operating Funds	\$120,000	\$120,000
Total	\$120,000	\$120,000

Water Treatment Basin Drag Replacement Project

Overview

Request Owner	Jason Patty, Utilities Director
Est. Start Date	03/01/2027
Est. Completion Date	12/01/2027
Department	PUBLIC UTILITIES
Type	Capital Improvement

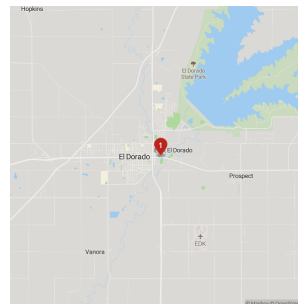
Description

The basin drags serve an essential function in the removal of sludge as part of the WTP treatment process. Age of the equipment has not only put them near end-of-life, but obsolescence has made replacement components an issue. One of the critical first steps of water treatment is to ensure adequate solids settle out before reaching the filters. As a result of solids accumulation we then have to remove them from the basins. We accomplish this with a series of drags that are chain driven. If we are unable to remove solids they will continue to build up and carryover to our filters and cause compliance issues.

Details

Type of Project	Replacement/Refurbishment
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Location



Project Justification/Community Benefit

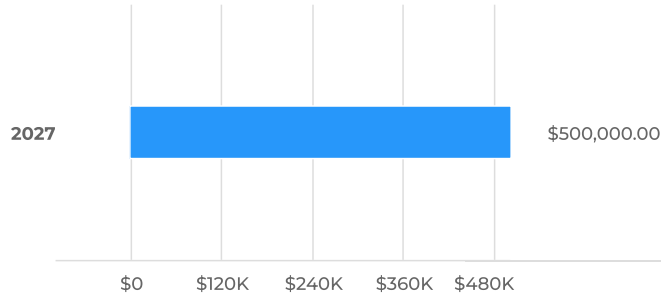
The value of this project will be a measurement of compliance and operational integrity of city facilities. We have several processes that are becoming extinct. Now is the time to start making upgrades for our future water delivery. It is our responsibility to provide good quality drinking water for the health and safety of our customers. The basin drags are a vital part of that equation.

Capital Cost

Total Budget (all years)
\$500K

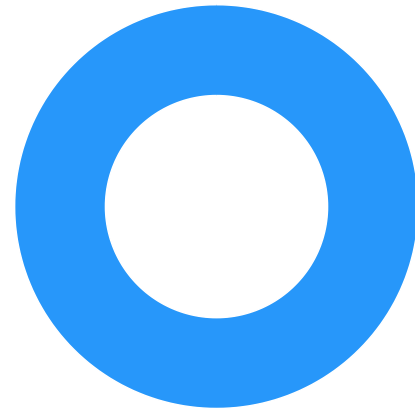
Project Total
\$500K

Capital Cost by Year



● Construction/Maintenance

Capital Cost for Budgeted Years



● Construction/Maintenance (100%) \$500,000.00
TOTAL \$500,000.00

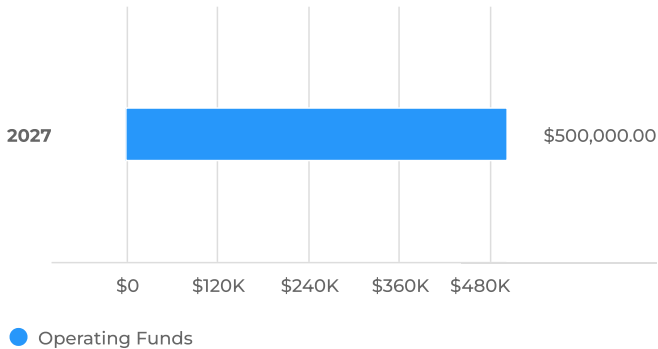
Capital Cost Breakdown		
Capital Cost	FY2027	Total
Construction/Maintenance	\$500,000	\$500,000
Total	\$500,000	\$500,000

Funding Sources

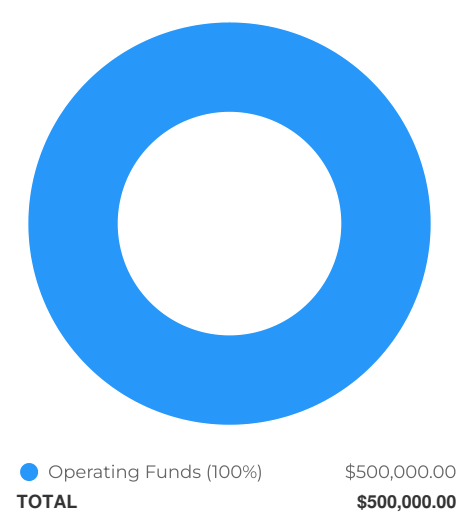
Total Budget (all years)
\$500K

Project Total
\$500K

Funding Sources by Year



Funding Sources for Budgeted Years



Funding Sources Breakdown		
Funding Sources	FY2027	Total
Operating Funds	\$500,000	\$500,000
Total	\$500,000	\$500,000

Water Treatment Clearwell Improvement Project

Overview

Request Owner	Jason Patty, Utilities Director
Est. Start Date	03/02/2026
Est. Completion Date	10/01/2026
Department	PUBLIC UTILITIES
Type	Capital Improvement

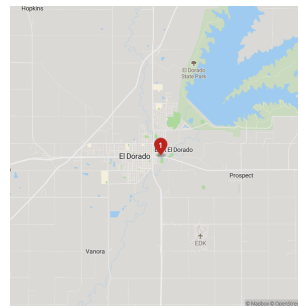
Description

Construction of an appropriately configured additional clearwell and/or a modification of our existing clearwell would serve both present and long term needs/goals, addressing both KDHE CT compliance limitations and maximizing treatment capability of the existing water treatment plant. In order to produce more water year-round, we need additional disinfection contact time to meet water quality regulations. These improvements have also been noted in the City's Water Master Plan.

Details

Type of Project	New Construction
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Location



Project Justification/Community Benefit

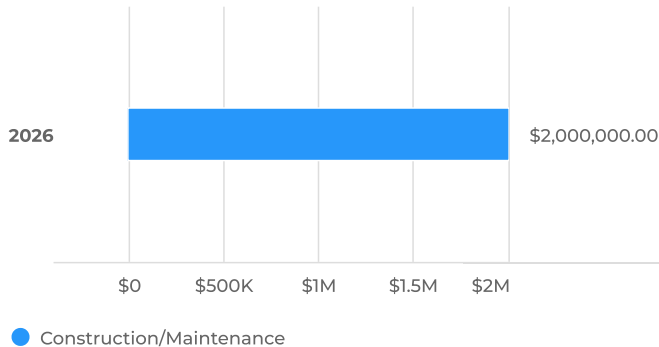
Additional contact time during the coldest times of the year will keep us in compliance with KDHE and avoid any lapses in treatment that may trigger a boil order. It is also a necessary step in the direction of selling more water and generating revenue. Clean and reliable water is sometimes taken for granted and can be overlooked. As we look out for the safety and well-being of our customers, they can rest assured that we will deliver safe drinking water without interruption.

Capital Cost

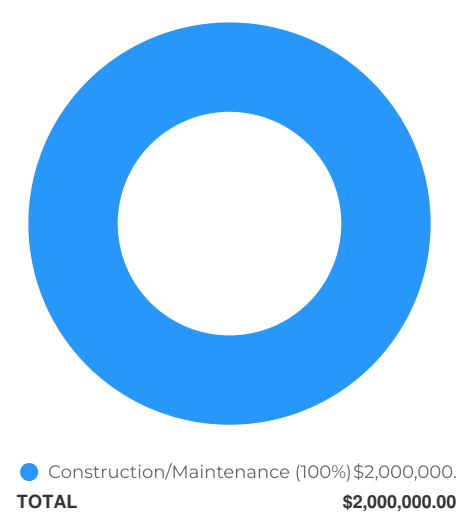
Total Budget (all years)
\$2M

Project Total
\$2M

Capital Cost by Year



Capital Cost for Budgeted Years



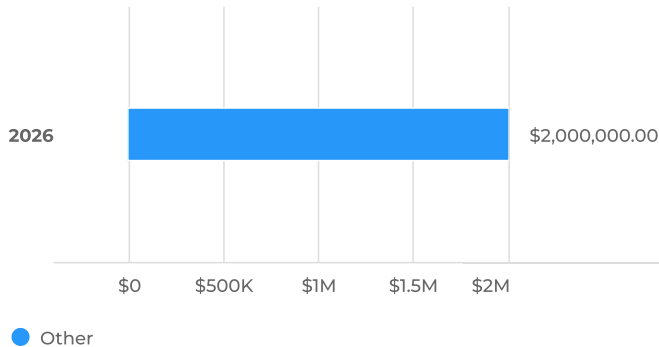
Capital Cost Breakdown		
Capital Cost	FY2026	Total
Construction/Maintenance	\$2,000,000	\$2,000,000
Total	\$2,000,000	\$2,000,000

Funding Sources

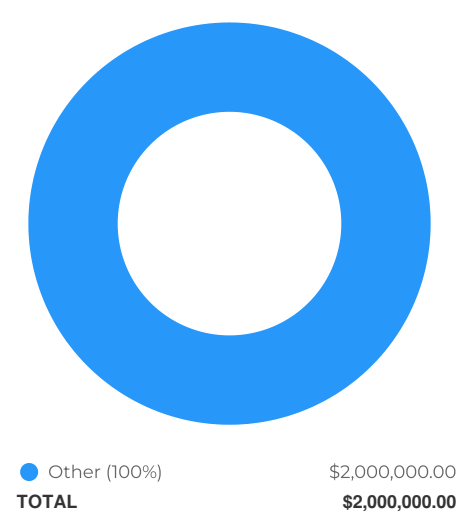
Total Budget (all years)
\$2M

Project Total
\$2M

Funding Sources by Year



Funding Sources for Budgeted Years



Funding Sources Breakdown		
Funding Sources	FY2026	Total
Other	\$2,000,000	\$2,000,000
Total	\$2,000,000	\$2,000,000

Riverview Lift Station/Force Main Project

Overview

Request Owner	Scott Rickard, City Engineer
Est. Start Date	02/01/2025
Est. Completion Date	08/01/2025
Department	ENGINEERING
Type	Capital Improvement

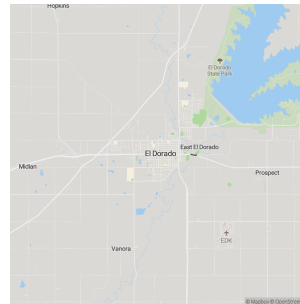
Description

This project would replace the existing 6" Sanitary Sewer Force Main attached to East Central Ave. to accommodate the demolition of the existing 1954 bridge, and the Riverview Lift Station is scheduled to be replaced due to age and mechanical issues.

Details

Type of Project	Replacement/Refurbishment
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Location



Project Justification/Community Benefit

KDOT is scheduled to replace the E. Central Ave bridge over the Walnut River with an expected letting date of August 2025. A new bridge will be constructed to the south of the existing bridge. The old bridge will be demolished when the new bridge is in service. The existing bridge currently has the City's 6" Sanitary Sewer Force Main attached to the structure. With the bridge being demolished, the city will have to replace the 6" sewer force main and realign the pipe. The Riverview Lift Station, which discharges into the force main, will be replaced simultaneously due to age and condition. The lift station and force main serve all the dwellings and businesses east of the river, including Prospect Township.

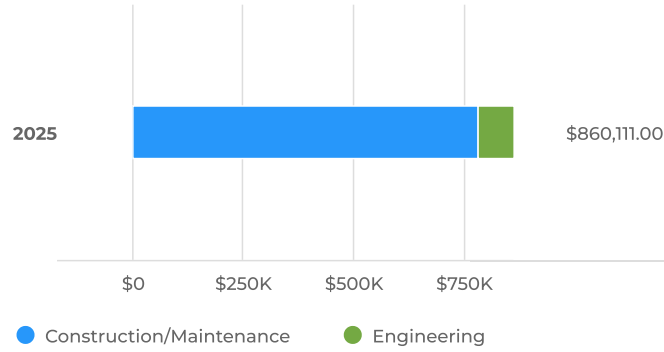
Capital Cost

FY2025 Budget
\$860,111

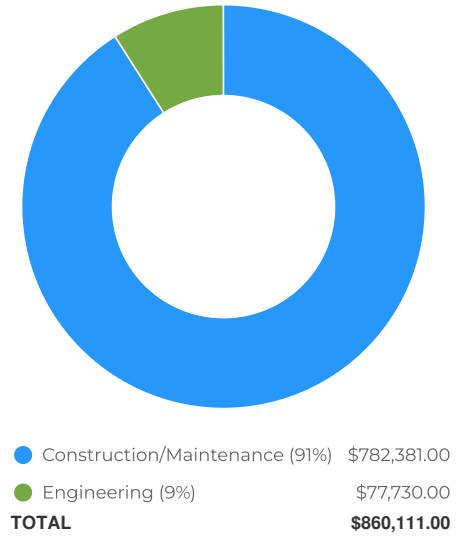
Total Budget (all years)
\$860.111K

Project Total
\$860.111K

Capital Cost by Year



Capital Cost for Budgeted Years



Capital Cost Breakdown		
Capital Cost	FY2025	Total
Engineering	\$77,730	\$77,730
Construction/Maintenance	\$782,381	\$782,381
Total	\$860,111	\$860,111

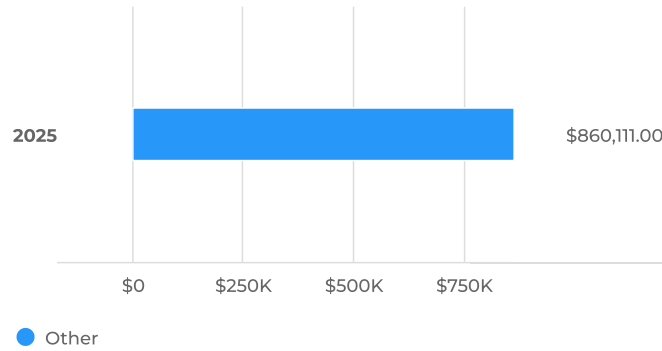
Funding Sources

FY2025 Budget
\$860,111

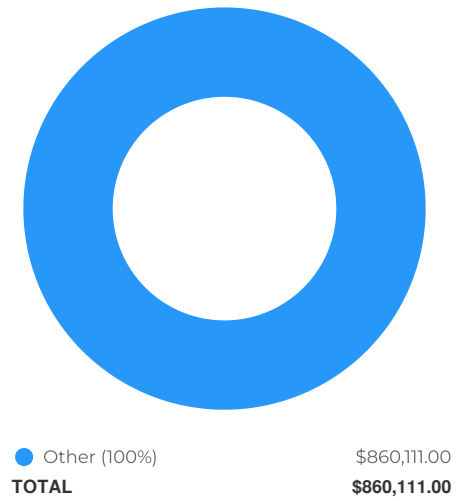
Total Budget (all years)
\$860.111K

Project Total
\$860.111K

Funding Sources by Year



Funding Sources for Budgeted Years



Funding Sources Breakdown		
Funding Sources	FY2025	Total
Other	\$860,111	\$860,111
Total	\$860,111	\$860,111

E. Central Avenue Bridge Utility Relocation Project

Overview

Request Owner	Scott Rickard, City Engineer
Est. Start Date	01/01/2025
Est. Completion Date	07/30/2025
Department	ENGINEERING
Type	Capital Improvement

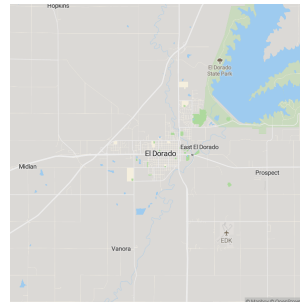
Description

Water and Sanitary Sewer line relocation is needed to realign and construct a new bridge on East Central Ave. over the Walnut River, including the realignment of the approaching roadway to the West.

Details

Type of Project	Other
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Location



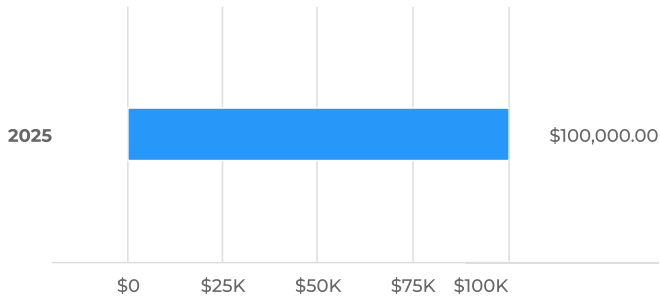
Project Justification/Community Benefit

KDOT expects to bid for the replacement and realignment of the East Central Ave. bridge over the Walnut River in August 2025. The City will relocate utilities that would conflict with the project. At this time, the design is incomplete, so the City cannot fully understand the conflicts we may have, but it is anticipated that there will be a few conflicts with new storm sewer pipes installed on Central Ave to the West of the proposed bridge. At the time of developing the CIP, it is anticipated conservatively to be around \$100,000

Capital Cost

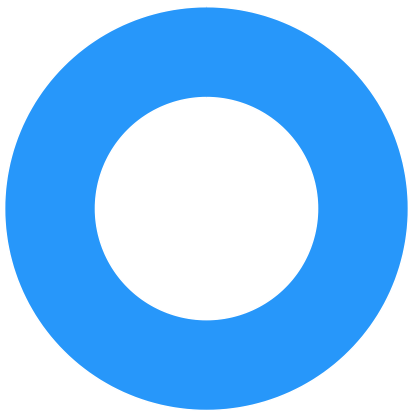
FY2025 Budget	Total Budget (all years)	Project Total
\$100,000	\$100K	\$100K

Capital Cost by Year



● Land Acquisition/Right-of-Wa...

Capital Cost for Budgeted Years



● Land Acquisition/Right-of-Way/Utility Relocat
TOTAL \$100,000.00

Capital Cost Breakdown		
Capital Cost	FY2025	Total
Land Acquisition/Right-of-Way/Utility Relocation	\$100,000	\$100,000
Total	\$100,000	\$100,000

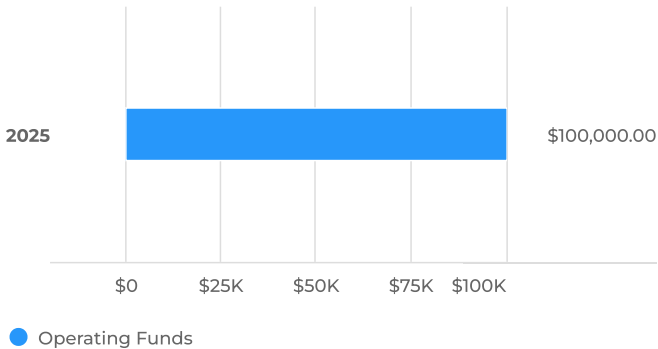
Funding Sources

FY2025 Budget
\$100,000

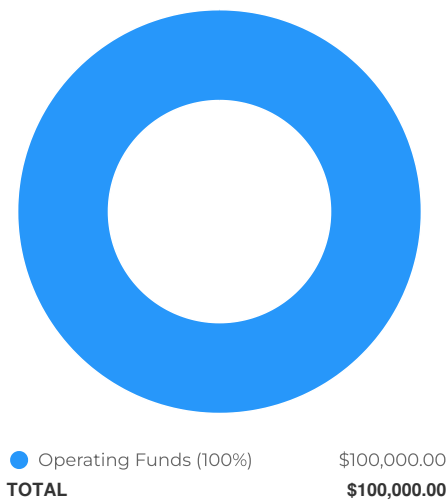
Total Budget (all years)
\$100K

Project Total
\$100K

Funding Sources by Year



Funding Sources for Budgeted Years



Funding Sources Breakdown		
Funding Sources	FY2025	Total
Operating Funds	\$100,000	\$100,000
Total	\$100,000	\$100,000

Glenview Lift Station Rehabilitation Project

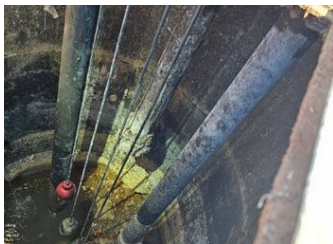
Overview

Request Owner	Jason Patty, Utilities Director
Est. Start Date	03/01/2025
Est. Completion Date	05/31/2025
Department	PUBLIC UTILITIES
Type	Capital Improvement

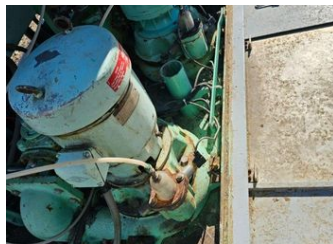
Description

Glenview lift station is among the oldest stations in the system. The baseplate has developed significant rust, affecting the integrity of the station. It is also undersized and needs to be upgraded to accommodate the increased demand for this station, with the Myers East housing development adding additional flow demand on these small 3HP pumps. Upgrading to a 5HP pump, we can standardize it with 4 other existing stations offering increased redundancy across the collection system, affording us the option of swapping pumps around when they inevitably fail until a rebuild or new pump can be ordered in. In order to fully upgrade this station, we would need to look into expanding the existing discharge piping to accommodate the increased motor and pump size as well as providing increased flow capacity for the new demand being placed on this station. This station was originally installed in 1991.

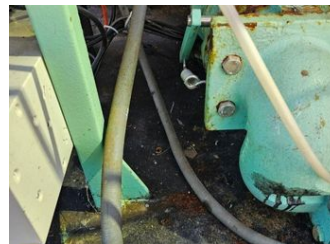
Images



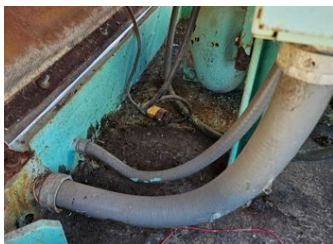
Glenview LS wet well



Glenview LS pumps



Glenview LS check valves

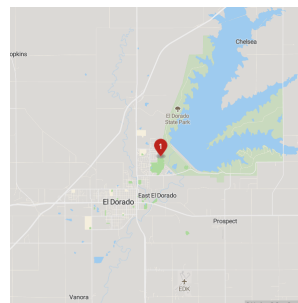


Glenview LS baseplate

Details

Type of Project	Replacement/Refurbishment
-----------------	---------------------------

Location



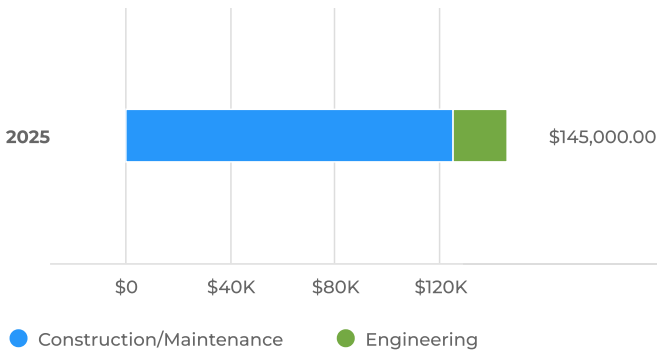
Project Justification/Community Benefit

Ensuring the operation of the station is crucial to maintaining the flow of sanitary sewer away from homes and towards the treatment plant, thus minimizing the potential for sewer backups. Furthermore, additional value can be achieved by integrating a failure notification system that automatically calls operators in the event of a failure. Currently, most of our stations rely on a red light and alarm sound, prompting customers to contact us. The maintenance of critical infrastructure is essential for public health. In the case of our city's lift stations, any malfunction can give rise to public health concerns and potential permit violations.

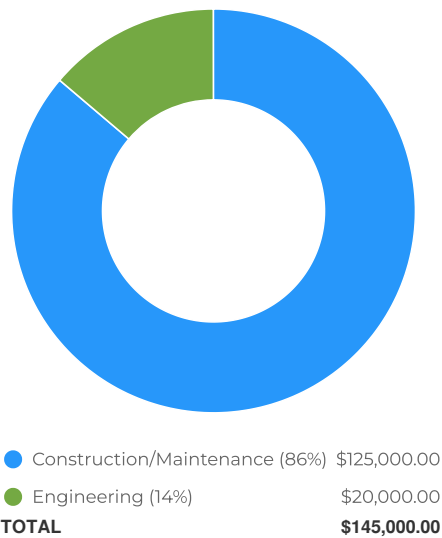
Capital Cost

FY2025 Budget	Total Budget (all years)	Project Total
\$145,000	\$145K	\$145K

Capital Cost by Year



Capital Cost for Budgeted Years



Capital Cost Breakdown		
Capital Cost	FY2025	Total
Engineering	\$20,000	\$20,000
Construction/Maintenance	\$125,000	\$125,000
Total	\$145,000	\$145,000

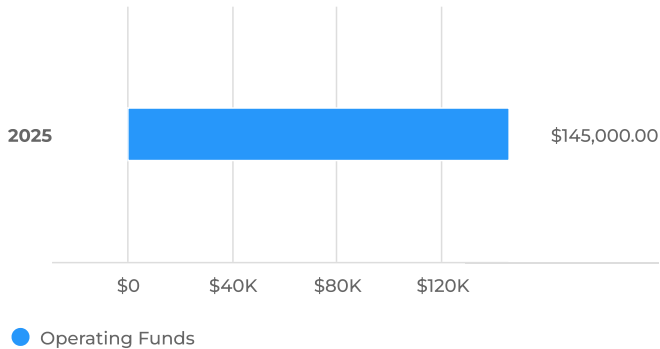
Funding Sources

FY2025 Budget
\$145,000

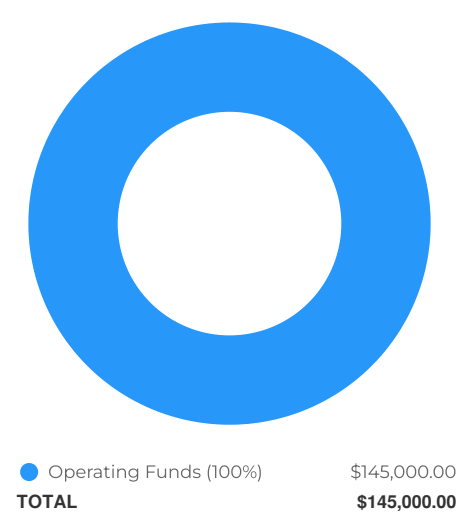
Total Budget (all years)
\$145K

Project Total
\$145K

Funding Sources by Year



Funding Sources for Budgeted Years



Funding Sources Breakdown		
Funding Sources	FY2025	Total
Operating Funds	\$145,000	\$145,000
Total	\$145,000	\$145,000

Northeast Booster Pump Station Project

Overview

Request Owner	Jason Patty, Utilities Director
Est. Start Date	03/03/2028
Est. Completion Date	10/01/2028
Department	PUBLIC UTILITIES
Type	Capital Improvement

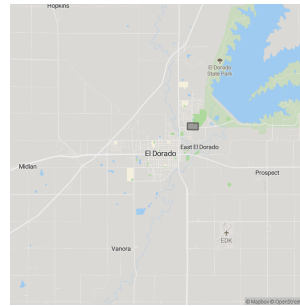
Description

A Northeast Booster Pump Station (and possible associated pressure zone) is not a new idea. With continued development of this area and the realization of city/industrial growth, the integration of a booster station will likely be not merely advantageous, but necessary. As part of the broader plan, this project would serve multiple purposes. The addition of a booster pump station has been identified in the City's Water Master Plan.

Details

Type of Project	New Construction
-----------------	------------------

Location



Project Justification/Community Benefit

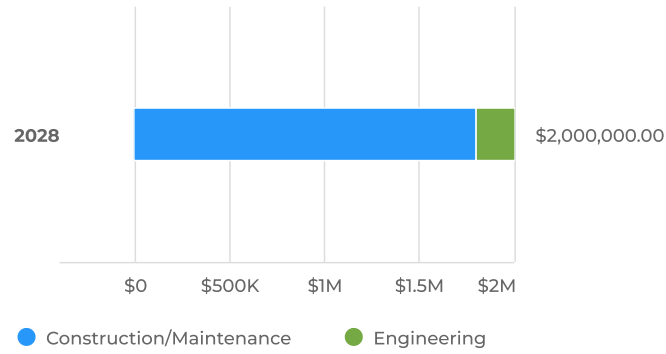
The station will provide increased water pressure in areas of town that we currently struggle to maintain. When trying to maintain pressure with our current infrastructure, we run the risk of over pressuring the system and causing leaks. Citizens in the affected area are directly impacted. Additionally, we can accommodate growth in the Northeast part of town with this improvement.

Capital Cost

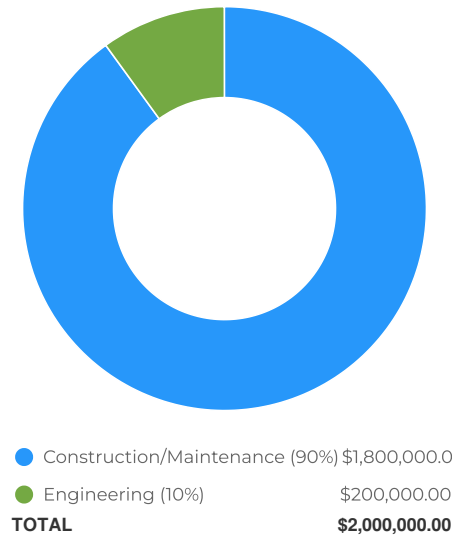
Total Budget (all years)
\$2M

Project Total
\$2M

Capital Cost by Year



Capital Cost for Budgeted Years



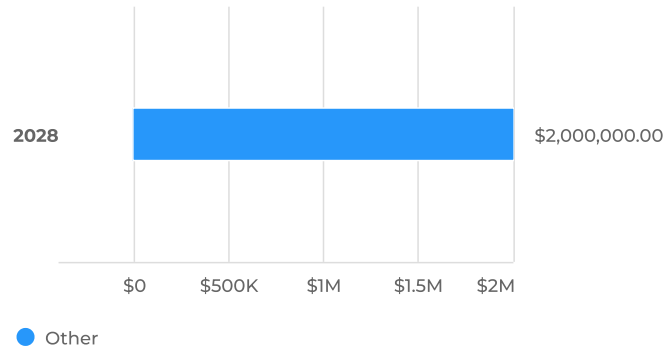
Capital Cost Breakdown		
Capital Cost	FY2028	Total
Engineering	\$200,000	\$200,000
Construction/Maintenance	\$1,800,000	\$1,800,000
Total	\$2,000,000	\$2,000,000

Funding Sources

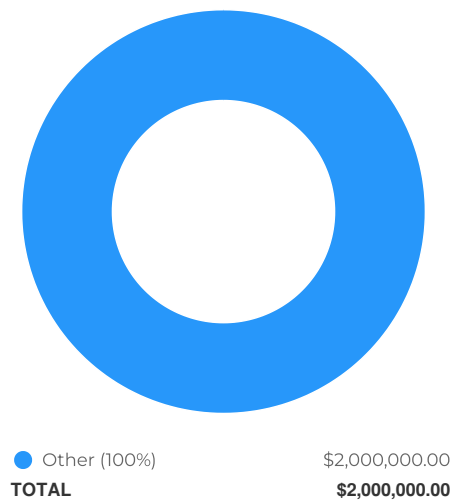
Total Budget (all years)
\$2M

Project Total
\$2M

Funding Sources by Year



Funding Sources for Budgeted Years



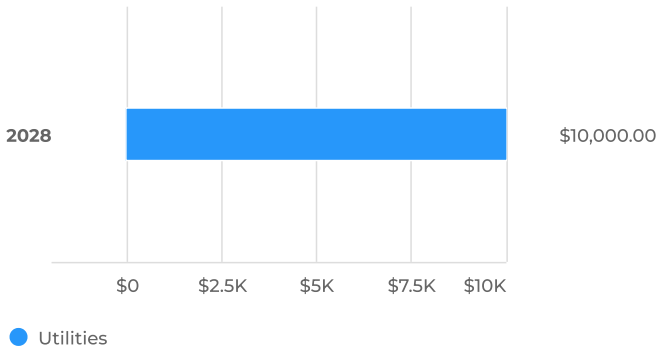
Funding Sources Breakdown		
Funding Sources	FY2028	Total
Other	\$2,000,000	\$2,000,000
Total	\$2,000,000	\$2,000,000

Operational Costs

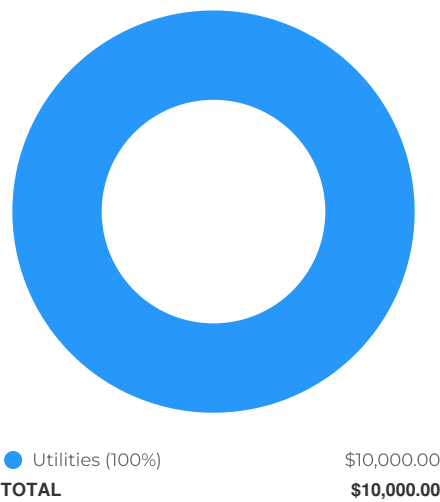
Total Budget (all years)
\$10K

Project Total
\$10K

Operational Costs by Year



Operational Costs for Budgeted Years



Operational Costs Breakdown		
Operational Costs	FY2028	Total
Utilities	\$10,000	\$10,000
Total	\$10,000	\$10,000

TO: City Commission
FROM: David Dillner, City Manager
SUBJ: Social Media/Channel 7 Advertisement Discussion
DATE: May 15, 2024

Background:

On November 6, 2023, the City Commission adopted changes to the Social Media/Publication Policy. Commissioner Scribner would like to revisit the policy to determine if the City will allow for-profit advertising on the City's public access channel and social media outlets as a means to support small, community businesses.

Pursuant to Section 611 of the Communications Act, local franchising authorities may require cable operators to set aside channels for public, educational, or governmental ("PEG") use. **Public** access channels are available for use by the general public. They are usually administered either by the cable operator or by a third party designated by the franchising authority. **Educational** access channels are used by educational institutions for educational programming. Time on these channels is typically allocated among local schools, colleges, and universities by either the franchising authority or the cable operator. **Governmental** access channels are used for programming by local governments. In most jurisdictions, the local governments directly controls these channels.

PEG channels are not mandated by federal law, rather they are a right given to the franchising authority, which it may choose to exercise. The decision whether to require the cable operator to carry PEG channels is up to the local franchising authority. If the franchise authority does require PEG channels, that requirement will be set out in the franchise agreement between the franchising authority and the cable operator. Franchising authorities may also require cable operators to set aside channels for educational or governmental use on institutional networks, i.e., channels that are generally available only to institutions such as schools, libraries, or government offices. Franchising authorities may require cable operators to provide services, facilities, or equipment for the use of PEG channels.

In accordance with applicable franchise agreements, local franchising authorities or cable operators may adopt on their own, non-content-based rules governing the use of PEG channels. For example:

- Rules may be adopted for allocating time among competing applicants on a reasonable basis other than the content of their programming.
- Minimum production standards may be required.
- Users may be required to undergo training.

Federal law permitted a cable operator to prohibit the use of a PEG channel for programming that contains obscene material, sexually explicit conduct, indecency, nudity, or material soliciting or promoting unlawful conduct. However, the U.S. Supreme Court determined that this law was unconstitutional. Therefore, cable operators may not control the content of programming on public access channels with the exception that the cable operator may refuse to transmit a public access program, or a portion of the program, which the cable operator reasonably believes contains obscenity.

PEG channel capacity that is not in use for its designated purpose may, with the franchising authority's permission, be used by the cable operator to provide other cable services. Franchising authorities are directed by federal law to prescribe rules governing when this use is permitted.

Attachments:

1. City of El Dorado General Social Media Policy

Policy Issue:

Should the City allow businesses to advertise on its social media and public access channel (Channel 7)? As provided above, the FCC allows cities to advertise on public access channels provided material transmitted on this medium is not obscene as provided by federal law. The City's current social media/publication policy currently does not allow for the advertising of for-profit business ventures. Business advertisements would be somewhat limited due to staffing and scheduling resources.

Fiscal Impact:

Selling advertisements could generate revenue, although a projection of the potential revenue is beyond the reach of this assessment.

Trade-offs:

The City should carefully consider the potential staff time needed to sell advertisements, especially in an environment where businesses are already inundated with advertisement opportunities. Secondly, the City will want to carefully consider ways to mitigate the potential perception of business endorsements.

Staff Recommendation:**Commission Action:**

No action at this time; this item is for discussion purposes only.

EL DORADO

K A N S A S

SOCIAL MEDIA/PUBLICATION POLICY

Approved by the City Commission November 6, 2023.

The City of El Dorado uses social media as a method of communication to the citizens.

Postings on these pages shall be limited to the following:

- City sponsored announcements, activities, groups or component units (e.g. Municipal Band, Bradford Memorial Library, El Dorado Senior Center).
- Other governmental units.
- Partner Agencies (e.g. El Dorado Chamber of Commerce, El Dorado Main Street and El Dorado Inc.).
- 501c3 Organizations.

The City will not post anything on their social media that violates any of the following:

- People, events, or organizations with no direct relationship to El Dorado.
- Advertising of for-profit purposes.
- Positions highlighting, referencing, or taking sides in political or religious controversies.
- Positions contrary to City Ordinances or Resolutions.
- Personal activities not of a general public interest, such as deaths, family reunions, birthdays, anniversaries, groundbreakings, or fundraisers.

The Community calendar shall remain open for the groups listed above to post according to the following:

- The event must be open to the public.
- The post cannot contain any language that would violate any terms of our social media comment policy.

The Experience El Dorado social media pages and website shall be exempt from the rules above as it relates to the following:

- Sponsors of Experience El Dorado events or publications.
- For-profit community events, featuring a local business and/or showcasing the best of what El Dorado has to offer.

SOCIAL MEDIA COMMENT POLICY

The City of El Dorado welcomes community engagement and feedback. The City of El Dorado's Social Media Comment Policy is that comments are subject to public disclosure and will be screened for the following:

- Comments that promote, foster, or perpetuate discrimination on the basis of race, creed, color, age, religion, gender, marital status, status with regard to public assistance, national origin, physical or mental disability or sexual orientation.
- Defamatory statements, or any material contained in it, holds up an individual or groups of people to public ridicule, derision or embarrassment, or is libelous.
- Obscene or explicit comments or the use of vulgar, offensive, threatening or harassing language.
- Comments or any material that advocates or opposes a region or religious belief.
- Hateful or mean-spirited comments.
- Personal attacks, insults or threatening language.
- Sexual content or links to sexual content.
- Plagiarized material, or material that violates intellectual property rights.
- Private, personal information published without consent.
- Commercial promotions or spam.
- Comments that are off-topic or that link to material that is off-topic.
- Comments that embed images from external sources.
- Comments that violate any local, state, or federal law.
- Information that may tend to compromise the safety or security of the public or public systems.

Items shared/posted on City social media pages shall be subject to branding guidelines.

The City reserves the right to remove content that is deemed in violation of this policy or applicable law.

The City is not responsible for, and neither endorses nor opposes, comments placed on this site by visitors to the site.

Any comments submitted to these pages are public records subject to disclosure by the Kansas Open Records Act and other public records and disclosure laws, as well as discovery in litigation. This includes, but is not limited to, information made available through a user's privacy settings on their own social media and other internet pages. For Public Records Act requests, please contact the City Clerk's office directly.

If you have any questions about our comments policies, please don't hesitate to ask. Comments will be screened periodically during standard business days.

TO: City Commission
FROM: Scott Rickard
SUBJ: Rezone W Towanda
DATE: May 15, 2024

Background:

The Planning Commission held a public hearing on April 25, 2024, to review the application to rezone approximately 78.3 acres in the west half of the northeast quarter of Section 9, Township 26 South, Range 5 East in Butler County, Kansas, from A-R Agricultural Residential District to R-3 Residential Multiple Family Dwelling District.

Attachments:

1. W Towanda Memo Rezone
2. 1000' Buffer Map
3. Site Concept with Rezone Area
4. W Towanda Rezone Ord

Policy Issue:

Zoning districts restrict properties to a specific set of land uses. Most rezoning applications, such as this one, request a zoning district that is less restrictive and allows an increase in land use intensity.

Fiscal Impact:

Approval of the zoning map amendment will create little to no fiscal impact on the City of El Dorado at this time.

Trade-offs:

N/A

Staff Recommendation:

Staff recommends approval of the proposed rezoning request.

Commission Action:

Commissioner _____ moved to approve an ordinance for Case No. 24-03 REZ requesting a rezoning of approximately 78 acres along W Towanda Ave. to R-3 Residential Multiple Family Dwelling District.

Commissioner _____ seconded the motion.

PLANNING COMMISSION MEMORANDUM

TO: Planning Commission
FROM: Scott Rickard, Engineering Director
RE: Zone Change Application – W Towanda Ave

Wes Struthers and Dean Construction have submitted a rezoning application to rezone approximately 78.3 acres in the west half of the northeast quarter of Section 9, Township 26South, Range 5East in Butler County, Kansas, from A-R Agricultural Residential District to R-3 Residential Multiple Family Dwelling District.

R-3 is intended for the purpose of allowing high residential density land use with the comingling of compatible single-family and two-family dwellings, apartments, home occupations, community facilities and certain uses, yet retain the basic residential quality.

The City Commission will review the annexation request at their meeting on February 19, 2024.

The regulations state the Planning Commission shall make findings of fact to determine whether the application is found to be compatible with the following:

Character of the neighborhood.

The character of the neighborhood surrounding the proposed rezoning is vacant land and is zoned A-R (Agricultural-Residential) to the north and south. To the west, the zoning consists of A-R and R-1 (Residential Low Density). The east is BCC's campus and is zoned O-I (Office Institutional).

Consistency with the Comprehensive Plan and ordinances of the City of El Dorado.

The Future Land Use Map (FLUM) designates the subject property as Neighborhood Mixed Use, defined as a mix of residential types and small-scale commercial and institutional uses that are typically meant to serve the needs of the surrounding neighborhood. This serves as a transition between residential land uses and more intense land uses.

Adequacy of public utilities and other needed public services.

The city will work with the developer to provide utilities for the development. Road access to these lots would be provided via Towanda Ave.

Suitability of the uses to which the property has been restricted under its existing zoning.

The current zoning, A-R, is restricted to agricultural and low-density residential uses.

Length of time property has remained vacant as zoned.

The property has been vacant and used for agricultural purposes.

Compatibility of the proposed district classification with nearby properties.

A few single-family residential properties are located to the west of the proposed rezoning area. The compatibility of the proposed R-3 Medium Density Dwelling District with these existing residential properties needs to be carefully considered. Best practices in zoning encourage compatibility between land uses to maintain a harmonious neighborhood environment.

The extent to which the zoning amendment may detrimentally affect nearby properties.

Residential development is not expected to affect neighboring properties detrimentally. Zoning decisions should aim to minimize negative impacts on nearby properties, and in this case, best practices suggest that the rezoning may not have a detrimental effect.

Whether the proposed amendment provides a disproportionately great loss to the individual land owners nearby relative to the public gain.

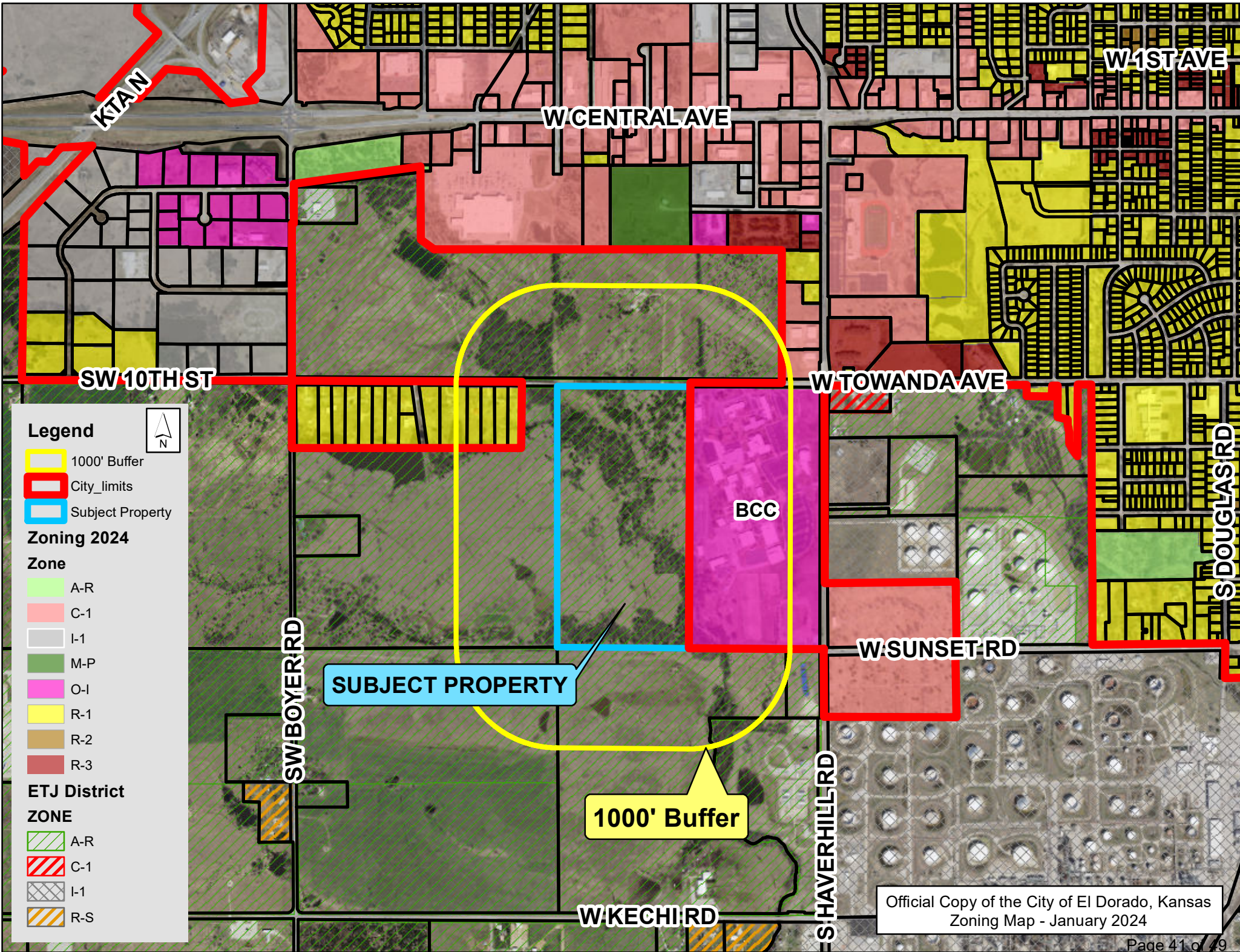
Staff does not anticipate a disproportionately great loss to nearby landowners due to the proposed rezoning.

Adopting this amendment requires a majority vote of the Planning Commission members present and voting.

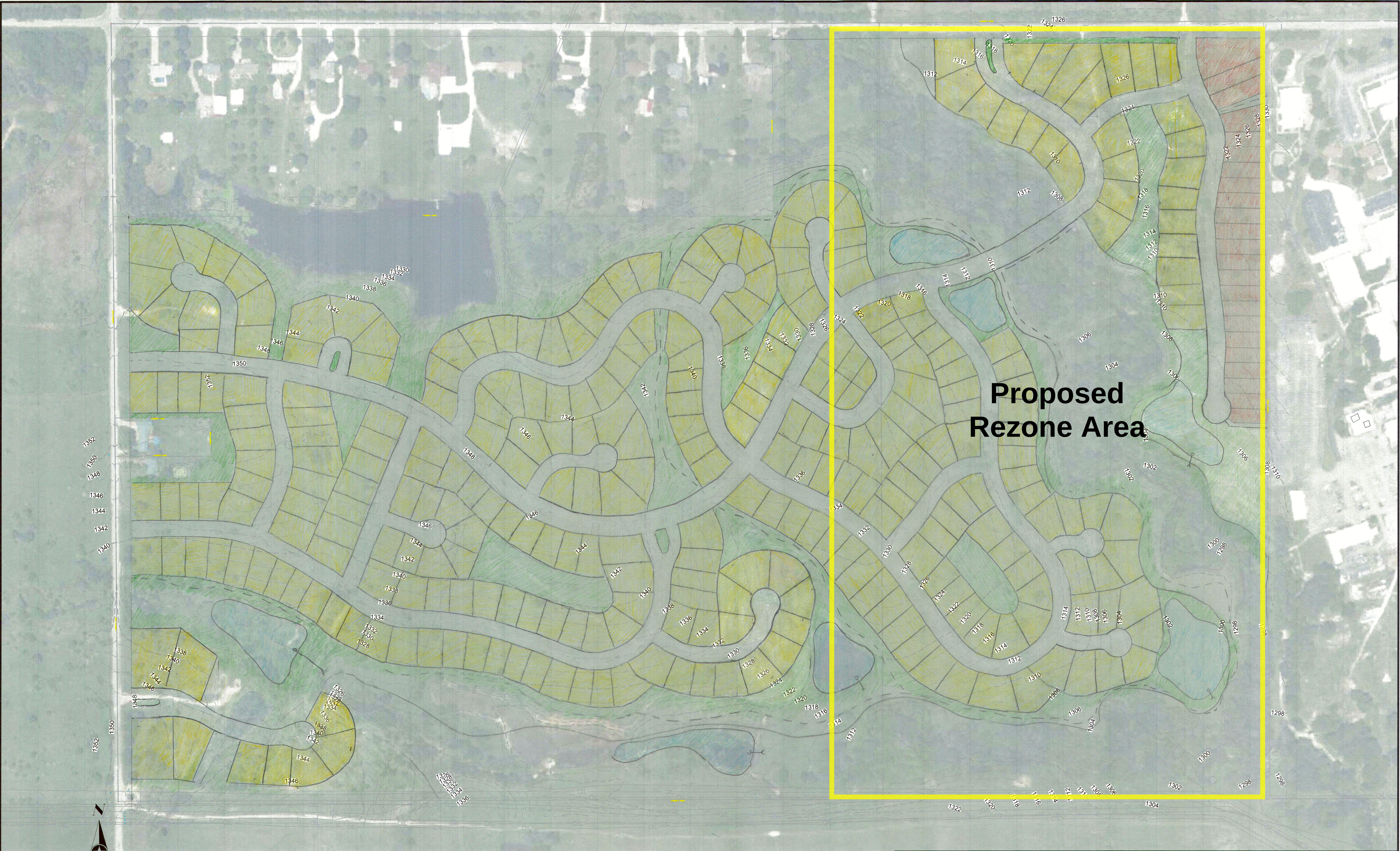
Motions:

To approve:

I move to recommend approval of Case No. 24-03-REZ, an application by Wes Struthers and Dean Construction to rezone approximately 78.3 acres in the west half of the northeast quarter of Section 9, Township 26 South, Range 5 East in Butler County, Kansas, from A-R Agricultural Residential District to R-3 Residential Multiple Family Dwelling District.



Save: 10/3/2023 10:19 AM dburns Plot: 10/3/2023 10:20 AM X:\PT\SSA\FAH\174758\5-final-dsgn\51-drawings\10-Civil\lead\dwg\SA_174758_Concept EX.dwg



**Proposed
Rezone Area**

20 LOTS
80' x 120' SF LOTS
(160,000)



PROJECT NO.

DATE:
10/3/2023

**SITE CONCEPT
TOWANDA DEVELOPMENT
EL DORADO, KANSAS**

**EXHIBIT
NO. 1**

ORDINANCE NO.

AN ORDINANCE ZONING CERTAIN LAND IN THE CITY OF EL DORADO, KANSAS, R-1 RESIDENTIAL LOW-DENSITY DISTRICT AND AMENDING THE ZONING MAP OF THE CITY

WHEREAS an application has been filed with the El Dorado Planning Commission requesting the rezoning of certain land from A-R Agricultural Residential District to R-3 Residential Multiple Family Dwelling District.

WHEREAS, on the 25th day of April 2024 at a Planning Commission meeting duly convened, the Planning Commission held a public hearing and voted to recommend and does hereby recommend that the Governing Body approve the rezoning.

WHEREAS, the Governing Body of the City of El Dorado, Kansas, has determined that certain property within the City of El Dorado should be zoned.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF EL DORADO, KANSAS:

Section 1: The following described real estate should be and is an R-3 Residential Multiple Family Dwelling District

The West half of the Northeast Quarter of Section 9, Township 26 South, Range 5 East in Butler County, Kansas. Said tract contains approximately 78 acres more or less.

Section 2: The Governing Body hereby directs that the City Zoning map be amended to conform herewith.

Section 3: This Ordinance shall take effect and be in full force from and after its publication once in the official city newspaper.

PASSED by the Governing Body of the City of El Dorado, Kansas, and

APPROVED by its Mayor, this 20th day of May 2024.

Bill Young, Mayor

ATTEST:

Emeral Ashlock, City Clerk

APPROVED AS TO FORM

Ashlyn Lindskog, City Attorney

TO: City Commission
FROM: Scott Rickard
SUBJ: Belly Acres Plat
DATE: May 15, 2024

Background:

The Planning Commission reviewed the plat for Belly Acres West on April 25, 2024. This property is located outside the city limits but within the El Dorado Extraterritorial Jurisdiction (ETJ) The Planning Commission voted unanimously to approve the plat. This property was previously rezoned to R-S Residential Suburban.

Attachments:

1. Final Belly Acres West Addition

Policy Issue:

Plats are required by the Subdivision Regulations to subdivide property and create new lots of record, easements, and right-of-way. The Planning Commission reviews plats to ensure conformance with the Zoning Ordinance and Subdivision Regulations and approves the plat. The role of the City Commission is to accept easements and right-of-way dedications.

Fiscal Impact:

The subdivision itself will not have a fiscal impact on the City of El Dorado.

Trade-offs:

N/A

Staff Recommendation:

Approve the plat

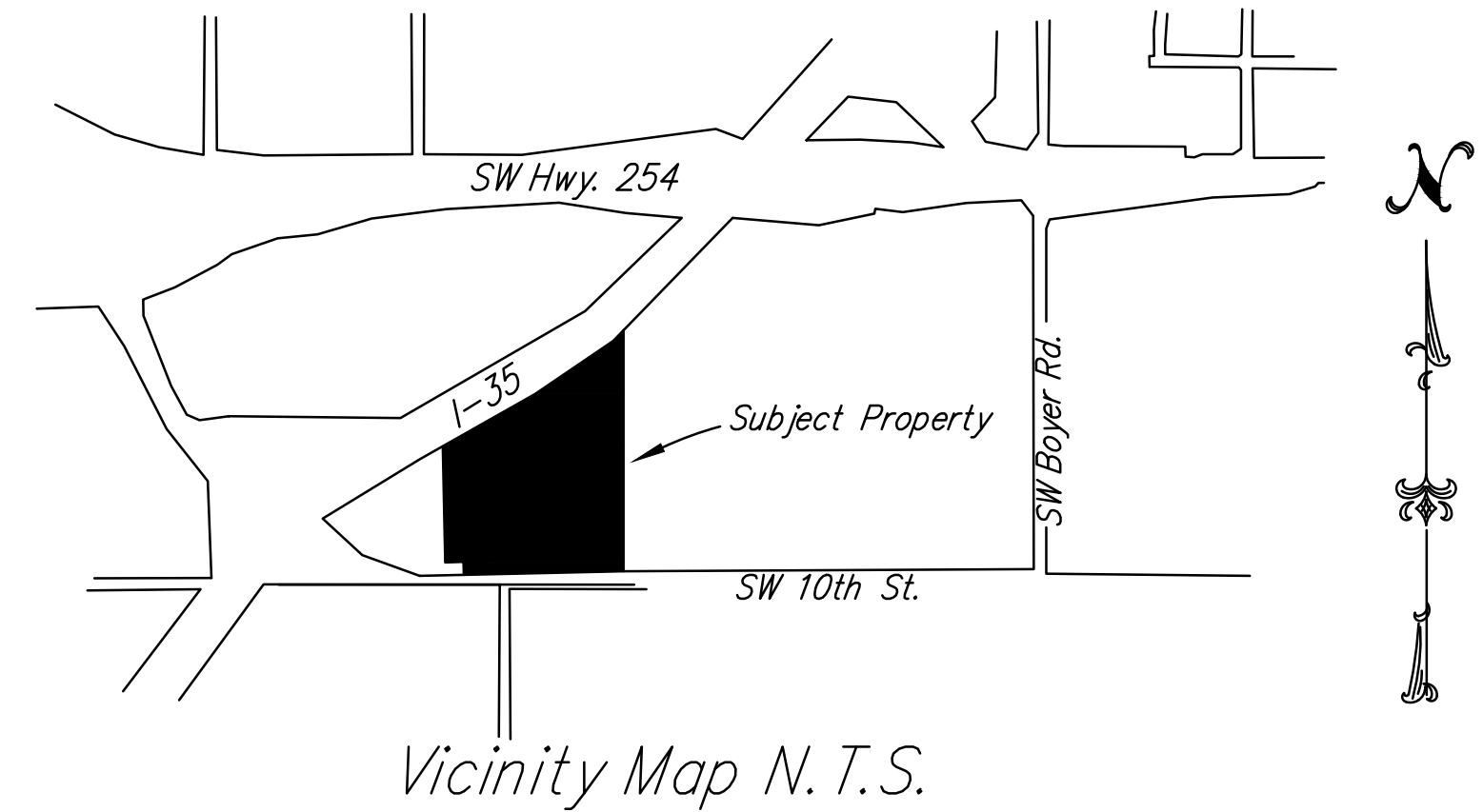
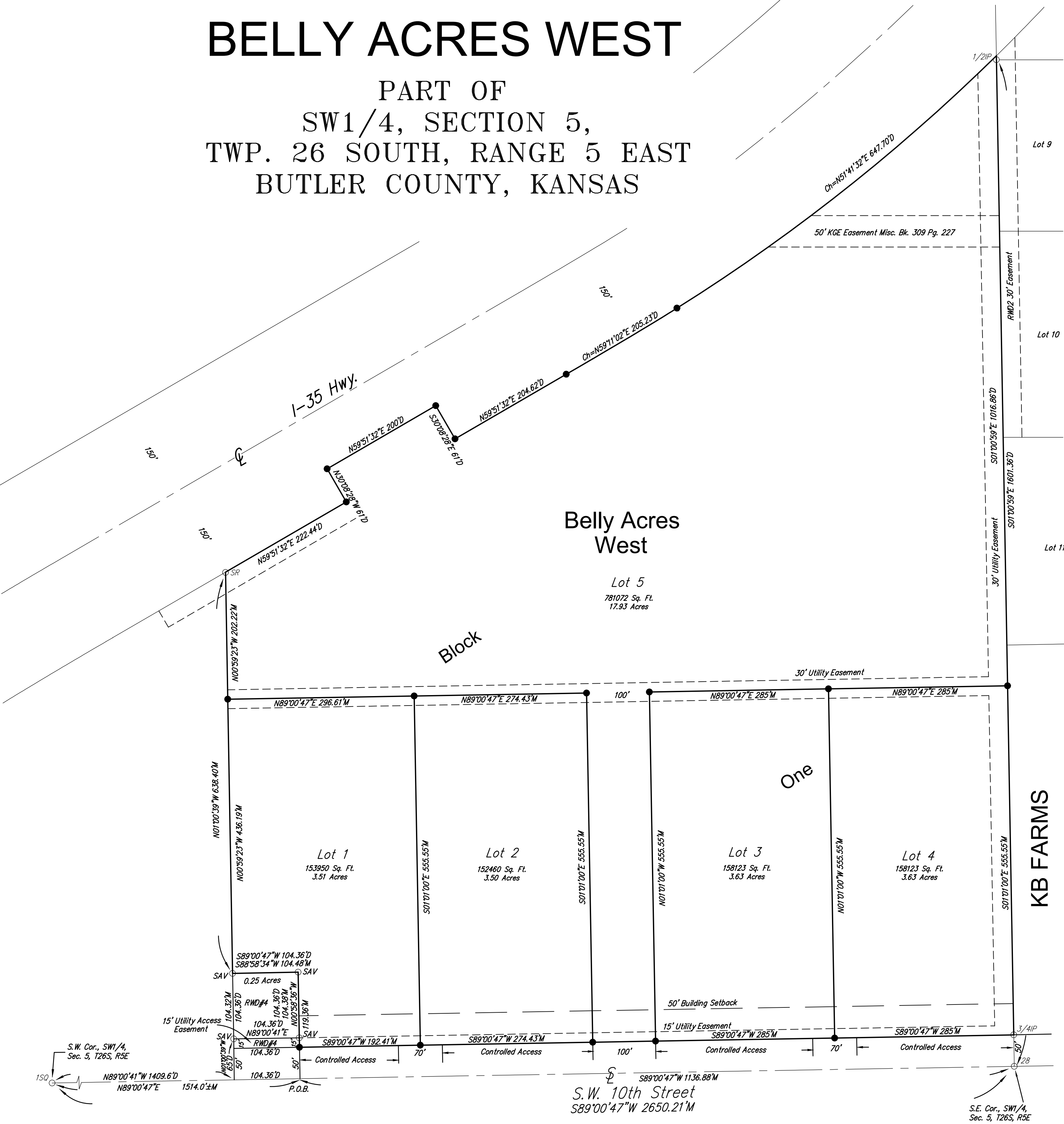
Commission Action:

Commissioner _____ moved to accept the Belly Acres West plat.

Commissioner _____ seconded the motion.

BELLY ACRES WEST

PART OF
SW1/4, SECTION 5,
TWP. 26 SOUTH, RANGE 5 EAST
BUTLER COUNTY, KANSAS



- LEGEND
- SR SUCKER ROD (Found)
 - 28 1/2" Bar w/LS 28 Cap (Found)
 - SAV 1/2" Bar w/Savoy Cap (Found)
 - 1/2R 1/2" Rebar (Found)
 - 1/2IP 1/2" Iron Pipe (Found)
 - 3/4IP 3/4" Iron Pipe (Found)
 - 1SQ 1" Square Bar (Found)
 - 1/2"x24"Bar w/BHC Cap (Set)

El Dorado
Business Park

BUTLER COUNTY COMMISSIONERS CERTIFICATE

State of Kansas) SS
County of Butler)

This Plat if approved and all dedications shown hereon,
if any, are hereby accepted by the Board of County
Commissioners on this _____ day of _____,
2024.

Dan Woydziak Chairman

Tatum Stafford, Butler County Clerk

~ BUTLER COUNTY REGISTER OF DEEDS ~

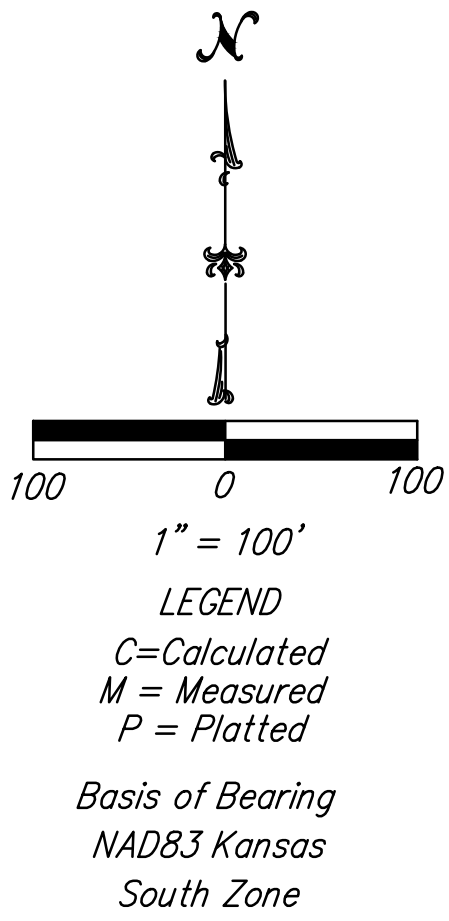
STATE OF KANSAS)
COUNTY OF BUTLER) SS

This is to certify that this instrument was filed for record in the Register
of Deeds office at _____ M. on the _____ day of _____, 2024
and was duly recorded in Book ____ at Page _____.

Jacque Roberts, Register of Deeds

Entered on transfer record this _____ day of _____, 2024

Tatum Stafford, Butler County Clerk



CERTIFICATE OF SURVEY

Commencing at the Southwest Corner of the Southwest Quarter of Section
5, Township 26 South, Range 5 East of the 6th Principal Meridian, Butler
County, Kansas; thence N89°00'41"E along the South Line of the Southwest
Quarter, a distance of 1514 feet, more or less, to the Point of Beginning;
thence N01°00'39"W, a distance of 50 feet; thence N89°00'41"E, a distance of
119.36 feet; thence N01°00'39"W, a distance of 104.36 feet; thence N01°0'39"W,
638.40 feet to a point on the South Right-of-way Line of the Kansas
Turnpike Authority, said point being 150 feet Southeasterly at right angles
to the Kansas Turnpike Authority Centerline Station 6140+77.56; thence
N59°51'32"E along said Right-of-way Line, a distance of 222.44 feet;
thence N30°08'28"W, a distance of 61.00 feet; thence N59°51'32"E, a
distance of 200.00 feet; thence S30°08'28"E, a distance of 61.00 feet;
thence N59°51'32"E, a distance of 204.62 feet; thence along a spiral curve
to the left with a central angle of 2 degrees, having a chord bearing of
N59°11'02"E, a chord distance of 205.23 feet; thence along a circular curve
to the left with a radius of 3014.97 feet, having a chord bearing of
N51°41'32"E, a chord distance of 647.70 feet to the most Westerly Corner
of Lot 9 Block 1, El Dorado Business Park Addition; thence S01°00'59"E
along the West Line of said Addition, a distance of 1601.36 feet to the
South Line of the Southwest Quarter; thence S89°00'41"W, a distance of
1136.88 feet to the Point of Beginning. Said tract contains 33 acres more
or less.

Date Signed: _____

Roger L. Cutsinger P.S. #805

LAND SURVEYORS REVIEW

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of
_____, 2024.

Michael A. Work PS#1160

Butler County Surveyor, Butler Co., Kansas

OWNER'S CERTIFICATE

State of Kansas)
County of Butler) SS

This is to certify that the undersigned owner(s) of the land described in the
Surveyor's Certificate; have caused the same to be surveyed and subdivided on
the accompanying plat into lots, blocks, streets and other public ways under the
name of Belly Acres West; that all highways, streets, alleys, easements and public
grounds as denoted on the plat are hereby dedicated to and for the use of the
public for the purposes of constructing, operating, maintaining and repairing
public improvements. The land contained herein is held and shall be conveyed
subject to any restrictions, reservations, and covenants on file or hereafter filed
in the Office of the Register of Deeds of Butler County, Kansas.

Date Signed: _____

Owner

NOTARY CERTIFICATE

State of Kansas)
County of Butler) SS

The foregoing instrument was acknowledged before me this _____ day of

_____ 2024, by _____

Owner

_____, Notary Public

My appointment expires: _____

PROJECT NO. 040900.00.01

BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
120 N. Main, Suite 3, El dorado, KS 67042
Phone: (316) 452-5552

TO: City Commission
FROM: Scott Rickard
SUBJ: Annex W Towanda-North side
DATE: May 15, 2024

Background:

A petition has been submitted requesting the annexation of vacant land on the north side of W Towanda Ave. The current zoning designation for the property is Agricultural Residential and the petitioner aims to have mixed zoning of C-1, I-1, and R-3. In alignment with the City of El Dorado Sub-Division Regulations, the property owner will also petition for infrastructure improvements to support anticipated growth when development is ready.

Attachments:

1. Dickens plat
2. Dickens W Towanda Annex Ord

Policy Issue:

The primary policy issue pertains to the annexation petition's approval and subsequent property rezoning. Implications for the City's land use planning, future development strategy, and the overall character of the specified area should be considered. Compliance with KSA 12-521, which outlines the statutory framework for annexation in Kansas, requires an ordinance to be passed by the Governing Body.

Fiscal Impact:

The development will incur associated infrastructure improvement costs as well as the impact on various City services such as trash collection, fire, and police. As per the City of El Dorado Sub-Division Regulations, the City at Large would be responsible for costs related to waterlines serving future dwellings, stormwater improvements for new streets, direct costs of constructing street intersections, and extending sanitary sewer service to the property boundaries. Property owners will be responsible for street costs outside of intersections and the sanitary sewer laterals for the development. Consideration should be given to economic benefits, tax implications, and any financial commitments required by the City.

Trade-offs:

The Commission should consider both the advantages and potential challenges stemming from the annexation and anticipated development.

Staff Recommendation:

Approve the annexation and execute the ordinance.

Commission Action:

Commissioner _____ moved to approve the ordinance annexing land to the City of El Dorado.

Commissioner _____ seconded the motion.

ORDINANCE NO. _____

AN ORDINANCE ANNEXING LAND TO THE CITY OF EL DORADO, KANSAS

WHEREAS the following described land adjoins the City of El Dorado, Kansas, and;

WHEREAS a written petition for annexation of the following described land, signed by all owners thereof, has been filed with the City of El Dorado, Kansas pursuant to K.S. A 12-520, as amended; and

WHEREAS the City of El Dorado, Kansas, the governing body finds it advisable to annex such land.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF EL DORADO, KANSAS:

SECTION 1. The following described land is hereby annexed and made a part of the City of El Dorado, Kansas:

A portion of the South Half of Section 4, Township 26 South, Range 5 East of the 6th Principal Meridian, Butler County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on January 22, 2024 as follows:

Beginning at the Southwest corner of the Southwest Quarter of Section 4, Township 26 South, Range 5 East of the 6th Principal Meridian; Thence North 01°07'32" West (basis of bearings is NAD 83 Kansas South Zone) along the West line of said Southwest Quarter a distance of 1,325.66 feet to the Northwest corner of the Southwest Quarter of said Southwest Quarter; Thence North 01°08'47" West along the West line of said Southwest Quarter a distance of 236.53 feet; Thence North 88°52'23" East a distance of 660.00 feet; thence North 01°08'47" West parallel with the West line of said Southwest Quarter a distance of 363.11 feet; Thence South 88°52'23" West a distance of 660.00 feet to the West line of said Southwest Quarter; Thence North 01°08'47" West along the West line of said Southwest Quarter a distance of 725.86 feet to the Northwest corner of said Southwest Quarter; Thence North 89°11'42" East along the North line of said Southwest Quarter a distance of 1,105.97 feet; Thence South 00°57'53" East a distance of 498.98 feet; Thence North 89°13'08" East a distance of 187.12 feet to the West line of Wal-Mart Addition Section 1, El Dorado, Kansas; Thence South 00°59'20" East along the West line of said Wal-Mart Addition a distance of 730.51 feet; Thence South 53°57'20" East along the South line of said Wal-Mart Addition a distance of 170.77 feet; Thence North 89°06'35" East along the South line of said Wal-Mart Addition a distance of 1,214.93 feet to the Northeast corner of the Southeast Quarter of said Southwest Quarter; Thence North 89°41'57" East along the North line of the Southwest Quarter of the Southeast Quarter of said Section 4 a distance of 1,322.06 feet to the Northeast corner of the Southwest Quarter of said Southeast Quarter; Thence North 88°39'00" East along the South line of Ziegler First Addition to the City of El Dorado, Kansas (also the North line of the Southeast Quarter of said Southeast Quarter) a distance of 902.83 feet (to a point being 416.96 feet West of the Northeast corner of the Southeast Quarter of said Southeast Quarter); Thence South 00°51'57" East a distance of 1,328.92 to the South line of said Southeast Quarter; Thence South 88°45'16" West along the South line of said Southeast Quarter a distance of 907.33 feet to the Southeast corner of the Southwest Quarter of said Southeast Quarter; Thence South 89°34'51" West along the South line of the Southwest Quarter of said Southeast Quarter a distance of 1,314.96 feet to the Southeast corner of said Southwest Quarter; Thence South 89°23'36" West along the South line of said Southwest Quarter a distance of 2,637.07 feet to the point of beginning, containing 164.278 Acres, and subject to any easements, rights-of-way, and restrictions of record.

SECTION 2. This ordinance shall take effect and be in force from and after its publication in the official city newspaper.

PASSED AND APPROVED by the Governing Body of the City of El Dorado, Kansas, on the 20th day of May 2024.

Bill Young, Mayor

ATTEST:

Emerald Ashlock, City Clerk