

EL DORADO CITY COMMISSION MEETING

May 20, 2024

The El Dorado City Commission met in a regular session on May 06, 2024, at 5:30 p.m. in the Commission Room with the following present: Mayor Bill Young, Commissioner Kelly Tetrick, Commissioner Syndee Scribner, Commissioner Leon Leachman, Commissioner Kendra Wilkinson, City Manager David Dillner, Assistant City Manager Tabitha Sharp and City Engineer Scott Rickard. Absent: City Attorney Ashlyn Lindskog.

VISITORS

Mike Holton	220 E 1 st Ave	El Dorado, KS
Kevin Wishart	220 E. 1 st Ave	El Dorado, KS
Emily Connell	El Dorado Main Street	El Dorado, KS
Phil Benedict	El Dorado Chamber	El Dorado, KS
Willaim Ward		Vancouver WA
Wayne Vogal		Augusta, KS

CALL TO ORDER

Mayor Bill Young called the May 20, 2024, meeting to order.

INVOCATION

Father John Lanzrath, St. John Catholic Church, opened the meeting with an invocation.

PLEDGE OF ALLEGIANCE

The City Commission leads the Pledge of Allegiance.

PROCLAMATIONS AND RECOGNITION

There were no proclamations.

PERSONAL APPEARANCE

Mayor Bill Young opened the floor for Personal Appearances.

Phil Benedict, Director of El Dorado Chamber of Commerce, gave the Commission an update from the second quarter of 2024.

PUBLIC COMMENT

Mayor Bill Young opened the floor for public comments.

There were no public comments.

CONSENT AGENDA

Approval of City Commission Work Session Minutes from May 01, 2024, and City Commission Meeting Minutes from May 06, 2024.

Approval of Walnuts CMB License set to expire December 31, 2024.

Planning Commission Appointment- James Barnaby set to expire December 31, 2027.

Commissioner Leon Leachman moved to approve the consent agenda.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5-0.

PUBLIC HEARING

Mayor Bill Young opened the Public Hearing for the Condemnation Proceedings at 434 W Cave Springs

William Ward requested that he sign the property over to the City. He stated that he bought the home at 724 N Topeka online and was unaware of the engineer inspections and the costs that came with that. He stated that he does not want any other costs other than to rebuild.

Wayne Vogel, owner of 308 N Taylor, said he bought the house, completely gutted it, and found the structure was in good condition. He stated that he had a few delays and is requesting that the Commission take it off the list because he has sold the house, and the new owner has a very detailed plan for remodeling it.

Mayor Young closed the public hearings.

OLD BUSINESS

There was no old business.

NEW BUSINESS

CONSIDERATION OF RESOLUTIONS STATING THAT 434 W CAVE SPRINGS, 1108 SHELDEN, 308 N TAYLOR, 724 N TOPEKA, 616 W TOWANDA, AND 817 N WASHINGTON ARE UNSAFE OR DANGEROUS AND DIRECTING THE STRUCTURE TO BE REPAIRED OR REMOVED AND THE PREMISES MADE SAFE AND SECURE.

City Engineer Scott Rickard stated that if passed the Resolution states that there needs to be commencement of repairs or demotion of the property. He stated that 30 days is just penciled in,

but it is at the discretion of the Commission. He stated that there needs to be some progress. He stated that 817 N Washington has already been demolished and that 308 N Taylor has a plan in place.

Commissioner Syndee Scribner moved to approve a Resolution stating that the structure at 434 W Cave Springs is unsafe or dangerous and directing the structure to be repaired or removed and the premises made safe and secure.

Commissioner Kelly Tetrick seconded the motion.

Motion carried 5-0.

Commissioner Syndee Scribner moved to approve a Resolution stating that the structure at 1108 Shelden is unsafe or dangerous and directing the structure to be repaired or removed and the premises made safe and secure.

Commissioner Kelly Tetrick seconded the motion.

Motion carried 5-0.

Commissioner Syndee Scribner moved to approve a Resolution stating that the structure at 308 N Taylor is unsafe or dangerous and directing the structure to be repaired or removed and the premises made safe and secure.

Commissioner Leon Leachman seconded the motion.

Commissioner Syndee Scribner withdrew her motion.

Commissioner Leachman withdrew his second.

Commissioner Syndee Scribner moved to approve a Resolution stating that the structure at 308 N Taylor is unsafe or dangerous and directing the structure to be repaired or removed and the premises made safe and secure and amend it to state that the new owner shows progress within 90 days.

Commissioner Leon Leachman seconded the motion.

Motion carried 5-0.

Commissioner Syndee Scribner moved to approve a Resolution stating that the structure at 724 N Topeka is unsafe or dangerous and directing the structure to be repaired or removed and the premises made safe and secure.

Commissioner Leon Leachman seconded the motion.

Motion carried 5-0.

Commissioner Syndee Scribner moved to approve a Resolution stating that the structure at 616 W Towanda is unsafe or dangerous and directing the structure to be repaired or removed and the premises made safe and secure.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5-0.

CONSIDERATION OF A REQUEST 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 R-3 RESIDENTIAL MULTIPLE FAMILY DWELLING DISTRICT.

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

Commissioner Leon Leachman moved to approve an Ordinance zoning certain land in the City of El Dorado, Kansas, R-3 Residential Low-Density District, and amending the zoning map of the city.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5-0.

CONSIDERATION OF THE BELLY ACRES ADDITION PLAT.

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.

Commissioner Kendra Wilkinson moved to accept the Belly Acres Addition Plat.

Commissioner Kelly Tetrack seconded the motion.

Motion carried 5-0.

CONSIDERATION OF AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY GENERALLY LOCATED ON THE NORTHWEST SIDE OF W. TOWANDA AVENUE INTO THE CORPORATE LIMITS OF THE CITY OF EL DORADO, KANSAS.

City Engineer Scott Rickard stated that 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.

Commissioner Kelly Tetrick moved to approve an Ordinance annexing land to the City of El Dorado, Kansas.

Commissioner Syndee Scribner seconded the motion.

Motion carried 5-0.

CONSIDERING A MOTION ESTABLISHING THE STRATEGIC PRIORITIES OF THE CITY COMMISSION OF THE CITY OF EL DORADO, KANSAS.

The City Commission discussed its priorities as a governing body to define them as a means to guide municipal resource allocations for the next few years. The priorities focus on the areas of Housing, Quality of Life, Economic Prosperity, Safety and Connectedness, and Community Beautification. These priorities do not replace municipal operations but rather guide the municipal government on what areas need special attention or focus. Progress in these areas cannot be realized without allocating budgetary and personnel resources toward these ends. As exhibited in the attached "Strategic Cycle" document, the priorities provide a means of directing the work of the municipal government from the highest level down to the front-line employee.

Commissioner Syndee Scribner moved to approve the City Commission's priorities as presented.

Commissioner Kelly Tetrick seconded the motion.

Motion carried 5-0.

DISCUSSION ITEMS

There were no discussion items.

REPORTS

CITY COMMISSION AND ADVISORY BOARD UPDATES

Commissioner Syndee Scribner stated that on May 22nd at Circle High School K254 will be having a meeting to discuss the work being done near Rock Rd. She stated that she wanted to give thanks to the Police Department for all that they do.

Commissioner Kelly Tetrick stated that the library's upcoming events are on the website and to go check it out.

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Mayor Bill Young stated that the BG Stadium agreement has been signed and the project starts May 23rd. He stated that the project should be done by August 1st.

CITY MANAGER REPORT

City Manager David Dillner stated that it is Memorial weekend, and the pool will open on May 27th.

City Manager Dillner stated that Cemetery Staff has been working to get the cemeteries ready for the holiday.

City Manager Dillner stated that the Utilities department is finalizing the agreement for the archeological survey for the Constant Creek Sanitary Sewer Project.

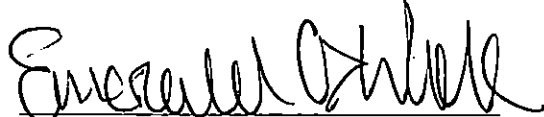
City Manager Dillner stated that the Central Avenue Project is scheduled to start June 1st.

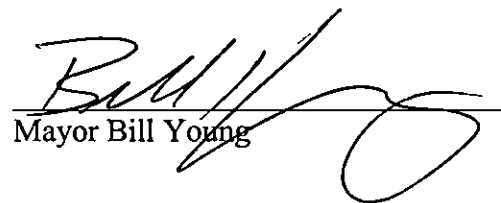
ADJOURNMENT

Commissioner Leon Leachman moved to adjourn the meeting at 6:40 p.m.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.


City Clerk Emerald Ashlock


Mayor Bill Young