

City Engineer Scott Rickard stated that In 2021, JB Rentals, LLC entered into an agreement with the El Dorado Land Bank to develop the property located at 1351 Garcia Court, with the option to purchase the property at a later date. The property, a 10.34-acre tract in the North Industrial Park, was identified as a strategic asset for fostering economic development. JB Rentals, LLC has been working towards constructing a speculative industrial building on the site, which is intended to attract industrial tenants and boost local economic activity. The Land Bank's involvement allowed JB Rentals, LLC to benefit from a delay in property tax liability during the development phase, thus providing an incentive to proceed with the project. With the development now at a stage where JB Rentals, LLC is ready to complete the purchase, transferring ownership will transition the property from the Land Bank's tax-exempt status to a taxable entity, ultimately generating property tax revenue for the City of El Dorado. This transaction aligns with the City's strategic priority of promoting industrial development and leveraging El Dorado's physical assets to attract new business opportunities.

Commissioner Syndee Scribner moves to approve a Resolution authorizing the sale of the property at 1351 Garcia Court by the El Dorado Land Bank.

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 Kendra Wilkinson stated that last week EFABC met and reviewed the insurance renewal. She stated that it came in much lower than expected.

Commissioner Leon Leachman stated that Gold Fest plans are moving forward.

CITY MANAGER REPORT

City Manager David Dillner stated Utilities will see a delay in the utility bill due to the transition to the new AMI system. He stated that nearly 50% of the meters have been replaced.

City Manager Dillner stated that the City will be closed for Labor day. He stated that the Commission meeting will be on Tuesday that week.

City Manager Dillner stated that the Modern Income Housing applications are due on September 4th. He stated more information can be found on the city website.

City Engineer Scott Rickard stated that The City of El Dorado has identified that the current interceptor cannot adequately support future long-term growth, especially prospects in the City's west industrial growth area. The proposed project involves upsizing the middle section of the interceptor from 12-inch to 18-inch diameter pipes to 18- inch to 21-inch pipes, thereby increasing capacity by an additional five million gallons per day. This phase will address immediate capacity needs and improve the system's overall performance by targeting areas contributing to inflow and infiltration issues. Since the bids were received on June 13, 2024, staff has worked on redesigning portions of the project to reduce costs without compromising the project's benefits. The initial bid from Nowak Construction (which was the City's lone bidder) was \$5,825,533.00, with an engineer's estimate of \$4,374,738.00. We have successfully reduced the bid to \$4,616,953.00 through redesign efforts and negotiation.

Commissioner Kelly Tetrick moved that since Nowak Construction has submitted the best-negotiated bid of \$4,616,953 for Project No. 605, the City Manager be directed to award the contract to said contractor, providing that the company furnishes the proper bonds.

Commissioner Syndee Scribner seconded the motion.

Motion carried 5-0.

CONSIDERATION OF AN AMENDMENT TO CHAPTER 9 OF THE MUNICIPAL CODE PERTAINING TO CONSUMPTION ON PUBLIC PROPERTY AND AN AMENDMENT TO CHAPTER 4 OF THE MUNICIPAL CODE ESTABLISHING A COMMON CONSUMPTION AREA

Assistant City Manager Tabitha Sharp stated that with the City of Gold Festival moving to BG Stadium the ABC Agent suggested that we create a Common Consumption Ordinance for more efficient licensing. Events will not take place during any USD 490 sponsored event at the Stadium and all events held during Butler Community College events will require a letter from the President or their designee. During larger events, the city will provide barricades to block the streets from traffic. Staff are also requesting a letter of support from the El Dorado Land Bank under the direction of the ABC Agent in order to submit it with the application to the State of Kansas.

Commissioner Kendra Wilkinson moved to amend Chapter 9 of the Municipal Code of El Dorado, Kansas pertaining to consumption on public property and amending Chapter 4 of the Municipal Code of the City of El Dorado, Kansas and establishing a common consumption area and direct the mayor to sign a letter of support from the El Dorado Kansas Landbank.

Commissioner Leon Leachman seconded the motion.

Motion Carried 5-0.

CONSIDERATION OF A RESOLUTION AUTHORIZING THE SALE OF PROPERTY AT 1351 GARCIA COURT BY THE EL DORADO LAND BANK.

Approval of City Commission Minutes from August 5, 2024, and City Commission Work Session Meeting Minutes from August 7, 2024.

Approval of Appropriation Ordinance No. 07-24 in the amount of \$3,744,024.38.

Commissioner Leon Leachman moved to approve the consent agenda.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5-0.

PUBLIC HEARING

There were no Public Hearings.

OLD BUSINESS

There was no old business.

NEW BUSINESS

CONSIDERATION OF APPROVAL OF A RESOLUTION AUTHORIZING THE CITY OF EL DORADO, KANSAS, TO CONSENT TO THE ASSIGNMENT OF A CERTAIN DEVELOPMENT AGREEMENT RELATING TO THE RED COACH INN EXPRESS COMMUNITY IMPROVEMENT DISTRICT

Assistant City Manager Tabitha Sharp stated that on August 7, 2017, for the implementation of the Red Coach Inn Express Community Improvement District (CID) for the purpose of collecting a 2% sales tax for the reimbursement of costs associated with the acquisition and renovation of the hotel up to \$1,110,000. Navni Services, LLC turned in all receipts associated with the project and has been receiving payment each month for the CID. Navni Services, LLC has been receiving payments for approximately six years, and the term of the agreement is 22 years.

Commissioner Kelly Tetrick moved to approve a Resolution Authorizing the City of El Dorado, Kansas, to Consent to the Assignment of a Certain Development Agreement Relating to the Red Coach Inn Express Community Improvement District.

Commissioner Syndee Scribner seconded the motion.

Motion carried 5-0.

CONSIDERATION OF APPROVAL OF THE CONSTANT CREEK INTERCEPTOR BID

EL DORADO CITY COMMISSION MEETING

August 19, 2024

The El Dorado City Commission met in a regular session on August 19, 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, and City Manager David Dillner

VISITORS

Mike Holton	220 E 1 st Ave	El Dorado, KS
Phil Benedict	El Dorado Chamber	El Dorado, KS
Tabitha Sharp	Assistant City Manager	El Dorado, KS
Scott Rickard	Director of Engineering	El Dorado, KS
Paige McDaniel	El Dorado Chamber	El Dorado, KS

CALL TO ORDER

Mayor Bill Young called the August 19, 2024, meeting to order.

INVOCATION

Pastor David Crook, First Southern Baptist Church, opened the meeting with an invocation.

PLEDGE OF ALLEGIANCE

The City Commission led the Pledge of Allegiance.

PROCLAMATIONS AND RECOGNITION

There were no Proclamations.

PERSONAL APPEARANCE

Mayor Bill Young opened the floor for Personal Appearances.

Phil Benedict and Paige McDaniel presented the El Dorado Chamber's 2nd Quarter Report to the Commission.

PUBLIC COMMENT

Mayor Bill Young opened the floor for public comments.

There were no public comments.

CONSENT AGENDA

EL DORADO CITY COMMISSION MEETING

August 19, 2024

City Manager Dillner stated that there was a situation that the Police Department had investigated with other agencies. He stated that they used the Reverse 911 Program. He stated that the Reverse 911 Program is set up by the county and by going to the counties website you can sign up. He stated that this program allows the department to call the numbers signed up and inform them of whatever the circumstance may be.

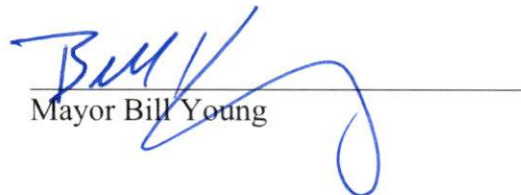
ADJOURNMENT

Commissioner moved Leon Leachman to adjourn the meeting at 6:08 p.m.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.


City Clerk Emerald Ashlock


Mayor Bill Young