

EL DORADO CITY COMMISSION MEETING

October 7, 2024

The El Dorado City Commission met in a regular session on October 7, 2024, 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, and City Manager David Dillner Absent: Commissioner Syndee Scribner

VISITORS

Mike Holton	Police Chief	El Dorado, KS
Tabitha Sharp	Assistant City Manager	El Dorado, KS
Scott Rickard	Director of Engineering	El Dorado, KS
Sam Cooper	Management Intern	El Dorado, KS
Pam Peirce		El Dorado, KS
Jo Hay		El Dorado, KS
Debbie McCluer	Church of the Nazarene	El Dorado, KS
Jim Pierce		El Dorado, KS
Zac Sundgren		El Dorado, KS
Wendy McPhillips		El Dorado, KS
Miss El Dorado Ambassadors		El Dorado, KS

CALL TO ORDER

Mayor Bill Young called the October 7, 2024, meeting to order.

INVOCATION

Pastor Debbie McCluer, First Church of the Nazarene, opened the meeting with an invocation.

PLEDGE OF ALLEGIANCE

The Miss El Dorado Ambassadors led the Pledge of Allegiance.

PROCLAMATIONS AND RECOGNITION

There were no Proclamations.

PERSONAL APPEARANCE

Mayor Bill Young opened the floor for Personal Appearances.

There were no personal appearances.

PUBLIC COMMENT

Mayor Bill Young opened the floor for public comments.

Mayor Bill Young closed public comment.

PUBLIC HEARING

There was no Public Hearing.

CONSENT AGENDA

City Commission Work Session Minutes from September 11, 2024, and City Commission Minutes from September 16, 2024.

Commissioner Leon Leachman moved to approve the consent agenda.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 4-0.

OLD BUSINESS

There was no old business.

NEW BUSINESS

SET PUBLIC HEARING DATE FOR THE PURPOSE OF CONSIDERING THE PROPOSED ASSESSMENTS FOR THE COST OF PROJECT NO. 597 AND FURTHER DIRECT INDIVIDUAL MAILINGS TO EACH OWNER LIABLE FOR SPECIAL ASSESSMENTS

City Engineer Scott Rickard stated that Project No. 597, which involved the extension of the sanitary sewer main to serve the Garcia Court area, is now complete. The property at 1351 Garcia Ct has been earmarked for industrial development, specifically for constructing a speculative industrial building intended to attract new industrial tenants and stimulate local economic activity. The sewer infrastructure supports the long-term development of this site and others in the vicinity. As part of the property's development, the sanitary sewer main extension was constructed to serve the future needs of the industrial tenants in this area. The project's total cost amounts to \$156,001.77. With the completion of the sewer infrastructure, it is now time to spread the associated costs to the improvement district through special assessments.

Commissioner Kelly Tetrick moved to set the public hearing for 5:30 p.m. on November 4, 2024, to be held for the purpose of considering the proposed assessments for the cost of Project No. 597 and further direct individual mailings to each owner liable for the special assessments.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 4-0.

CONSIDERATION OF A RESOLUTION SUPPORTING THE SUBMISSION OF A MODERATE-INCOME HOUSING GRANT APPLICATION AND SUBMITTALS TO THE HOUSING INVESTOR TAX CREDIT PROGRAM FROM THE KANSAS HOUSING RESOURCES CORPORATION, THE KANSAS HISTORICAL SOCIETY HERITAGE TRUST FUND AND THE KANSAS HISTORIC REHABILITATION TAX CREDIT FOR FRONTIER DEVELOPMENT GROUP

City Engineer Scott Rickard stated that The City issued a Request for Proposals (RFP) on August 7, 2024, seeking quality applications for moderate-income housing developments to be sponsored under the Kansas Housing Resources Corporation's (KHRC) Moderate Income Housing program. This proactive approach aligns with the upcoming funding cycle from KHRC, which historically offers loans or grants for initiatives. The city received an application from Frontier Development Group proposing the redevelopment of the historic Masonic Hall at 124 S Main into multifamily residential units with an estimated project cost of \$3.5 million. This proposal includes a comprehensive plan to leverage multiple funding sources including Kansas Housing Investor Tax Credits, State Historic Tax Credits, and potentially MIH funds from KHRC. The project aims to transform the downtown district by reintroducing viable commercial and residential spaces, thus supporting the city's strategic goals of enhancing the tax base and increasing housing availability.

Commissioner Leon Leachman moved to accept the application from Frontier Development Group as the City of El Dorado's application to the Moderate-Income Housing Program and authorized the City Manager to submit a Resolution on behalf of the city.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 4-0.

CONSIDERATION OF AN ORDINANCE RELATING TO AND PROVIDING FOR THE PARTIAL VACATION OF A UTILITY EASEMENT IN THE GREENS AT PRAIRIE TRAILS SUBDIVISION OF THE CITY OF EL DORADO, KANSAS.

City Engineer Scott Rickard stated that at the request via a petition, a property owner is asking the City Commission to consider the partial vacation of a platted easement in the Greens at Prairie Trails subdivision, specifically on Lot 7, Block B. The current utility easement is 10 feet in width, and the request is to vacate 2 feet of this easement, reducing it to 8 feet. This vacation is necessary due to an unintended encroachment into the easement when a sunroom addition was constructed onto the main residence. A recent survey indicates that the sunroom eve overhangs the utility easement by 1.7 feet. There are no utilities in the affected area other than the electric service to the house.

Commissioner Kelly Tetrick moved to approve an Ordinance Relating to and Providing for the Partial Vacation of a Utility Easement in the Greens at Prairie Trails Subdivision of the City of El Dorado, Kansas.

Commissioner Leon Leachman seconded the motion.

Motion carried 4-0.

DISCUSSION ITEMS

There were no Discussion Items.

REPORTS

CITY COMMISSION AND ADVISORY BOARD UPDATES

Commissioner Kendra Wilkinson stated that Main Street America and Main Street Kansas came to evaluate El Dorado Main Street. She stated that City Staff got the chance to meet with them as well answering and giving input. She stated that they are waiting for input.

Commissioner Leon Leachman stated that the Parks and Recreation Advisory Board met and that numbers are up for kids signed up for fall soccer. He stated that staff had a meeting with the YMCA but the Y was unable to attend. He stated that he hopes the city and the Y can work together for youth sports.

CITY MANAGER REPORT

City Manager David Dillner stated that they are hoping to push out the RFQ for the Aquatic Center in the coming weeks.

City Manager Dillner stated that last week staff interviewed two firms for the Commercial RFP for the Business Park. He stated that there is one more firm to interview and once that is completed, they will make a decision and then bring it to Commission for consideration.

City Manager Dillner stated that there will be a change to the detour as they begin to move up to Main and Central.

City Manager Dillner stated that they are making the Manholes off-site for the Constant Creek Sanitary Sewer. He stated that once they have enough of those made, they will begin that project at the old Wastewater Plan and begin moving upstream.

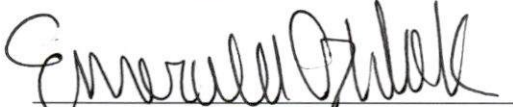
City Manager Dillner stated that the AMI project is 90% complete. He stated that most residential meters are installed, and they have started installing the larger meters. He stated that they should be wrapping up within the next two weeks.

ADJOURNMENT

Commissioner moved Leon Leachman to adjourn the meeting at 5:48 p.m.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 4- 0.


City Clerk Emerald Ashlock


Vice Mayor Leon Leachman