

EL DORADO CITY COMMISSION MEETING

October 21, 2024

The El Dorado City Commission met in a regular session on October 21, 2024, at 5:30 p.m. in the Commission Room with the following present: Commissioner Kelly Tetrick, Commissioner Syndee Scribner, Vice Mayor Leon Leachman, Commissioner Kendra Wilkinson, and City Manager David Dillner Absent: Mayor Bill Young.

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
Mark Sommerville	Family Worship Center	El Dorado, KS
Sarah Hoefgen	El Dorado Inc	El Dorado, KS
Wendy McPhillips		El Dorado, KS
Brain McPhillips		El Dorado, KS
Vince Haines	Gravity Works	El Dorado, KS
Mitch Walter	Gilmore Bell	El Dorado, KS
Tyler Holloman	Frontier Development Group	Manhattan, KS

CALL TO ORDER

Vice Mayor Leon Leachman called the October 21, 2024, meeting to order.

INVOCATION

Pastor Mark Sommerville, Family Worship Center, opened the meeting with an invocation.

PLEDGE OF ALLEGIANCE

The City Commission led the Pledge of Allegiance.

PROCLAMATIONS AND RECOGNITION

Vice Mayor Leon Leachman read a proclamation declaring October 24, 2024, as World Polio Day.

PERSONAL APPEARANCE

Vice Mayor Leon Leachman opened the floor for Personal Appearances.

Sarah Hoefgen, Director of El Dorado Inc., gave El Dorado Inc.'s 3rd quarter update.

Wendy McPhillips requested that the City Commission allow miniature goats in the city limits.

Vice Mayor Leon Leachman closed public comment.

PUBLIC COMMENT

Vice Mayor Leon Leachman opened the floor for public comments.

Vice Mayor Leon Leachman closed public comment.

PUBLIC HEARING

There was no Public Hearing.

CONSENT AGENDA

City Commission Work Session Minutes from October 2, 2024, and City Commission Minutes from October 7, 2024.

Approval of Appropriation Ordinance No. 09-24 in the amount of \$2,073,529.14.

Approval of El Dorado Community Partners CMB License set to expire at 11:59 pm on November 15, 2024.

Commissioner Kendra Wilkinson moved to approve the consent agenda.

Commissioner Syndee Scribner seconded the motion.

Motion carried 4-0.

OLD BUSINESS

There was no old business.

NEW BUSINESS

APPROVAL OF THE 2025 SALARY SCHEDULE FOR THE CITY OF EL DORADO, KANSAS.

Assistant City Manager Tabitha Sharp stated that A salary schedule must be approved each year by the City Commission so that staff have direction on the starting and ending salary points for each position. It also provides a listing of all available positions within the City of El Dorado. The new schedule includes the 6% Market Adjustment, as approved in the 2025 budget. It has been applied to the minimum and maximum amounts. Other changes to the schedule include the following title and classification changes. These did not include increases to the budgeted expenses for each position;1. The City Clerk and Executive Assistant to the City Manager positions are combined, 2. The Management Analyst has been

renamed to Management Intern, and 3. The Code Enforcement Officer has been reclassified from Police to Engineering.

Commissioner Kelly Tetrick moved to approve the 2025 Salary Schedule Resolution as presented.

Commissioner Syndee Scribner seconded the motion.

Motion carried 4-0.

CONSIDERATION OF APPROVAL OF THE REINVESTMENT HOUSING INCENTIVE DISTRICT (RHID) RESOLUTION.

City Engineer Scott Rickard stated that the purpose of this agenda item is to approve the Reinvestment Housing Incentive District (RHID) and Industrial Revenue Bonds (IRB) intent resolutions for the redevelopment of the historic Masonic Hall at 124 S Main by Frontier Development Group. This project will convert the building into multifamily residential units and ground-floor commercial space, with an estimated project cost of \$3.5 million. The RHID and IRB programs will allow the project to access key financial incentives essential for completion. Frontier Development Group intends to pursue additional funding through the Moderate-Income Housing (MIH) program.

Tyler Holloman, Frontier Development Group, stated that

Mitch Walter, Gilmore Bell, stated that

Commissioner Kelly Tetrick moved to approve a Resolution making certain findings and determinations as to the need for housing within the City of El Dorado, Kansas and setting forth the legal description of real property to be designated as a reinvestment housing incentive district within the City.

Commissioner Syndee Scribner seconded the motion.

Motion carried 4-0.

Commissioner Kelly Tetrick moved to approve a Resolution of the Governing Body of the City of El Dorado, Kansas determining the advisability of issuing industrial revenue bonds for the purpose of financing the acquisition, construction, and equipping of certain facilities to be located in the city; and authorizing the execution of related documents.

Commissioner Syndee Scribner 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 EFABC is scheduled for next month. Commissioner Wilkinson asked everyone not to blow their leaves into the city streets.

CITY MANAGER REPORT

City Manager David Dillner stated that Trick or Treat Down Main Street will still be on Main Street this year. He stated that it would start at Sunshine Alley and go down to 3rd Ave.

City Manager Dillner stated that there was only one firm that submitted a Request for Proposal for the Gordy Park Pavilion. He stated that would come to the Commission soon.

City Manager Dillner stated that there was a Commercial Real Estate RFQ that went out and staff are currently negotiating a contract with Landmark Commercial Real Estate.

City Manager Dillner stated that the RFQ for the Aquatic Center went out recently and the deadline is set for November.

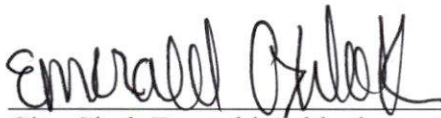
City Manager Dillner stated that the Central Ave project is moving on quickly.

ADJOURNMENT

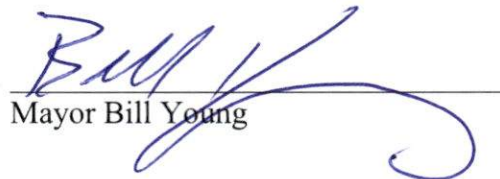
Commissioner Syndee Scribner moved to adjourn the meeting at 6:15 p.m.

Commissioner Kelly Tetrack seconded the motion.

Motion carried 4- 0.



City Clerk Emerald Ashlock



Mayor Bill Young