

EL DORADO CITY COMMISSION MEETING

November 4, 2024

The El Dorado City Commission met in a regular session on November 4, 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 Absent:

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
Wendy McPhillips		El Dorado, KS
Dominic Eck	Gilmore Bell	Wichita, KS
Kate Bosserman	Experience El Dorado	El Dorado, KS
Jordan Friesen	Vine Community Church	El Dorado, KS
Roc Cyphert	Landmark Commercial	Wichita, KS
Ted Branson	Landmark Commercial	Wichita, KS
Renda Robertson	Landmark Commercial	Wichita, KS

CALL TO ORDER

Mayor Bill Young called the November 4, 2024, meeting to order.

INVOCATION

Pastor Jordan Friesen, Vine Community 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.

Kate Bosserman, Experience El Dorado, presented a recap of the 2024 City of Gold Festival.

PUBLIC COMMENT

Mayor Bill Young opened the floor for public comments.

Mayor Bill Young closed public comment.

CONSENT AGENDA

Approval of City Commission Minutes from October 21, 2024.

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 Levying Special Assessments on Certain Property to Pay the Cost of Internal Improvements in the City of El Dorado, Kansas, as Previously Authorized by Resolution No. 2933 of the City; and Providing for the Collection of such Assessments. (Project No. 597)

Mayor Bill Young closed the public hearing.

OLD BUSINESS

There was no old business.

NEW BUSINESS

CONSIDERATION OF AN ORDINANCE LEVYING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY TO PAY THE COST OF INTERNAL IMPROVEMENTS IN THE CITY OF EL DORADO, KANSAS, AS PREVIOUSLY AUTHORIZED BY RESOLUTION NO. 2933 OF THE CITY; AND PROVIDING FOR THE COLLECTION OF SUCH ASSESSMENTS.

Commissioner Kelly Tetrick moved to approve an Ordinance authorizing the City of El Dorado, Kansas to issue its Taxable Industrial Revenue Bonds, Series 2024 (Gordy Heritage, LLC) for the purpose of the acquisition, renovation, construction, and equipping of a senior apartment facility; and authorizing other related documents and actions.

Commissioner Syndee Scribner seconded the motion.

Motion carried 5-0.

CONSIDERATION OF AN ORDINANCE AUTHORIZING THE CITY OF EL DORADO, KANSAS TO ISSUE ITS TAXABLE INDUSTRIAL REVENUE BONDS,

SERIES 2024 (GORDY HERITAGE, LLC) FOR THE PURPOSE OF ACQUISITION, RENOVATION, CONSTRUCTION, AND EQUIPPING OF A SENIOR APARTMENTS FACILITY; AND AUTHORIZING OTHER RELATED DOCUMENTS

City Manager David Dillner stated in June 2022, the City Commission approved a request for a Taxable Industrial Revenue Bond (IRB) for Gordy Heritage, LLC to finance the cost of the rehabilitation of two apartment complexes, consisting of 124 units. The two existing apartment complexes under consideration for IRBs are Gordy Square (200 N. Gordy) and Heritage House Apartments (211 N. Gordy). The project has been completed, and they are ready for the IRB to be issued.

Commissioner Syndee Scribner moved to approve an Ordinance authorizing the City of El Dorado, Kansas to issue its Taxable Industrial Revenue Bonds, Series 2024 (Gordy Heritage, LLC) for the purpose of the acquisition, renovation, construction, and equipping of a senior apartment facility; and authorizing other related documents and actions.

Commissioner Kelly Tetrick seconded the motion.

Motion carried 5-0.

COMMERCIAL REAL ESTATE CONTRACT FOR EL DORADO BUSINESS PARK

City Manager David Dillner stated that about a month ago, the City solicited proposals from commercial real estate companies for marketing and selling lots within the El Dorado Business Park. The park has been available for commercial and light industrial development since it was originally platted over fifteen years ago. The majority of the land in the business park is still available for development. The City has taken a passive approach to marketing the business park over the years, and this proposal marks a change to a more active approach. The City received three proposals and elected to negotiate the attached agreement with Landmark Commercial Real Estate. The firm, based out of Wichita, has experience marketing, developing, and leasing industrial and commercial real estate in the south-central Kansas region.

Commissioner Syndee Scribner asked the Landmark Representatives what their initial thought of the area.

Ted Branson, Landmark Commercial Real Estate, stated that they are excited about being a part of this. He stated that the area needs a certain kind of attention, and they are hopeful they can give it that attention.

Commissioner Syndee Scribner moved to approve an Exclusive Right to Sell or Lease Contract with Landmark Commercial Real Estate, Inc., for the purposes of marketing the El Dorado Business Park.

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 Main Street met and heard the results from the findings of Main Street Kansas and Main Street America. She stated that there was a lot of information.

Commissioner Leon Leachman stated that everyone involved with Gold Fest did a great job.

Mayor Bill Young encouraged everyone to go out and vote tomorrow.

CITY MANAGER REPORT

City Manager David Dillner stated Gravity Works has been selected to create the preliminary designs for the Gordy Park Pavillion. He stated that they would come back with three different concepts. They will then work on the public feedback of those.

City Manager Dillner stated that the City will need a budget amendment for a few of the funds. He stated to expect a budget hearing on December 2nd. He said the amendments are for some unexpected expenses.

City Manager Dillner stated that the Constant Creek Sanitary Sewer will begin this month.

City Manager Dillner stated that there will be a few Planning Commission items that will be coming in front of the Commission later this month.

City Manager Dillner stated that in December staff will be bringing a Stop Sign ordinance.

City Manager David Dillner stated that the Police Department has started doing VIN inspections at the Police Department. He stated that they have also been deploying the drone in disaster exercises with the Butler County Emergency Management. He stated that we have a new officer who just graduated and will begin his field training.

City Manager Dillner stated that the Parks and Recreation Department has started the tree management project.

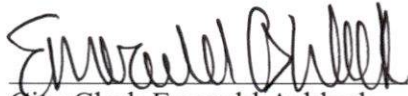
City Manager Dillner stated that the utilities department is wrapping up the AMI project. He stated that they will be launching the public portal shortly.

ADJOURNMENT

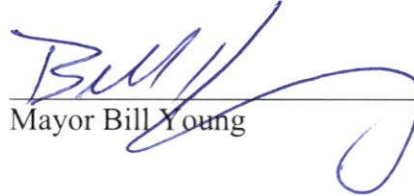
Commissioner moved Leon Leachman to adjourn the meeting at 6:02 p.m.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5– 0.

A handwritten signature in blue ink, appearing to read "Emerald Ashlock", written over a horizontal line.

City Clerk Emerald Ashlock

A handwritten signature in blue ink, appearing to read "Bill Young", written over a horizontal line.

Mayor Bill Young