

EL DORADO CITY COMMISSION MEETING

December 2, 2024

The El Dorado City Commission met in a regular session on December 2, 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
Emily Connell	El Dorado Main Street	El Dorado, KS
David Crook	First Southern Baptist Church	El Dorado, KS
Gregg Mudd	El Dorado Chamber	El Dorado, KS

CALL TO ORDER

Mayor Bill Young called the December 2, 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.

There were no Personal Appearances.

PUBLIC COMMENT

Mayor Bill Young opened the floor for public comments.

Gregg Mudd, Chamber of Commerce, asked that there be a 7—to 10-day notice when major construction projects happen that will affect businesses downtown.

CONSENT AGENDA

Approval of City Commission Minutes from November 18, 2024.

2025 Cereal Malt Beverage Licenses for the following locations:

On-Premises CMB:

Pizza Hut – 729 N. Main Street

Two Brothers BBQ – 1701 W. Central Avenue

Off-Premises CMB:

Sunny Stop East – 301 E. Central Avenue

Sunny Stop West – 2575 W. Central Avenue

Dollar General – 536 N. Main Street

Dollar General – 2408 W. Central Avenue

Jump Start Store #08 – 1631 W. Central Avenue

Jump Start Stores Inc – 701 N. Main Street

QuikTrip #310 – 2314 W. Central Avenue

Casey's General Store #3331 – 2627 W. Central Avenue

Casey's General Store # 1810 – 1310 N. Main Street

Wal-Mart #186 – 301 S. Village Road

Dillons #29 – 700 N. Main Street

Purchasing Policy Amendment.

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 Considering an Amendment to the 2024 Budget

Mayor Young closed the Public Hearing.

OLD BUSINESS

There was no old business.

NEW BUSINESS

CONSIDERATION OF AN AMENDMENT TO THE 2024 BUDGET OF THE CITY OF EL DORADO, KANSAS.

Assistant City Manager Tabitha Sharp stated that Each year, the city is required to amend budgeted funds that exceed the published amount. The amendment was published on November 19th in the Butler County Times Gazette and on the city website. This year, five funds need to be amended. Prairie Trails - A new contract was signed with Troy Palmer in September 2023 after the 2024 budget had been completed. Per the contract, the City must provide \$50,000 in capital improvement projects each year. Also, to accurately track other expenditures related to Prairie Trails, the property taxes will now be paid from Fund 013 as well. There were originally no expenses published for this fund, so we are required to amend the budget. Ordinance Street Sales Tax - Projects over the last few years have come in slightly less than was planned and so there is currently a fund balance available. The staff decided to use this balance to extend this year's projects and so the budget must be amended to include the use of fund balance. Excess Sales Tax - Sales tax collections were higher than anticipated when the budget was completed in 2023. There were also previous projects that came in below the estimated costs, and those funds have been added to the fund balance. These things allowed the city to do more projects, and so we are amending the budget to include those funds. Compressed Natural Gas (CNG) - A compressor failed this year and had to be replaced. This unexpected expense exceeded the published budget for 2024. Data Processing - An increase in software costs and building repairs has caused this fund to spend more than planned in 2024

Commissioner Kelly Tetrick moved to approve the budget amendments as presented.

Commissioner Syndee Scribner seconded the motion.

Motion carried 5-0.

CONSIDERATION OF APPROVAL OF A RESOLUTION ESTABLISHING URBAN AREA BOUNDARY LINES.

City Engineer Scott Rickard the City of El Dorado is required to periodically review and affirm an Urban Area Boundary (UAB) as part of federal and state compliance measures. These systems ensure the transportation network is appropriately categorized for planning, funding eligibility, and resource prioritization. Following a comprehensive review, staff confirmed no changes to the current classifications or boundaries are needed. Maintaining the existing boundary ensures compliance with KDOT and FHWA requirements and supports the city's long-term planning efforts.

Commissioner Kendra Wilkinson moved to approve the Urban Area Boundary Resolution as presented.

Commissioner Leon Leachman seconded the motion.

Motion carried 5-0.

CONSIDERATION OF A RESOLUTION TO APPROVE THE URBAN FUNCTIONAL CLASSIFICATION SYSTEM.

City Engineer Scott Rickard stated that the City of El Dorado is required to periodically review and affirm its Functional Classification System (FCS) as part of federal and state compliance measures. These systems ensure the transportation network is appropriately categorized for planning, funding eligibility, and resource prioritization. The FCS organizes the city's roadways into categories based on their function within the transportation network, ensuring a cohesive flow of traffic from local streets to major highways. This system is critical for transportation planning, maintenance prioritization, and federal funding eligibility. Roads classified as Minor Collectors or higher are eligible for federal Surface Transportation Program (STP) funds. After reviewing the current system, staff recommends no changes, as the classifications accurately reflect the city's road network and meet the Kansas Department of Transportation (KDOT) and Federal Highway Administration (FHWA) requirements.

Commissioner Kelly Tetrick moved to approve the Functional Classification Resolution as presented.

Commissioner Syndee Scribner seconded the motion.

Motion carried 5-0.

CONSIDERATION OF A RESOLUTION APPROVING THE REMOVAL OF ON-STREET REGULATORY PARKING RESTRICTIONS IN THE DOWNTOWN CORE OF EL DORADO, KANSAS.

City Engineer Scott Rickard stated that These restrictions include the two-hour parking limit enforced during specific times of the day. The removal would involve the physical elimination of signage on designated blocks. All other parking regulations, including those regarding illegal parking as specified in the Standard Traffic Ordinance (STO), will remain enforced. The specific blocks where signs will be removed include: Pine Avenue: 100 and 200 blocks West; 100 block East, Central Avenue: 100 and 200 blocks East and West, 1st Avenue: 100 and 200 blocks East; 100 block West, 2nd Avenue: 100 block East, Gordy Street: 100 blocks North and South, Main Street: 100 through 400 blocks North and South, Vine Street: 100 block South. This action aims to simplify parking rules and reduce enforcement burdens. The removal aligns with modern downtown development practices, prioritizing accessibility and usability for all visitors and businesses. Additionally, this change will reduce visual clutter and operational challenges associated with enforcing outdated parking restrictions.

Commissioner Leon Leachman moved to approve a Resolution Approving the Removal of On-Street Regulatory Parking Restrictions in the Downtown Core of El Dorado, Kansas.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5-0.

CONSIDERATION OF AN AGREEMENT APPROVING THE AIRPORT TAXIWAY EDGE LIGHTING UPGRADES.

City Manager David Dillner stated that the project is a 90/10 project, with the FAA covering 90% of the costs, to modernize the airfield's lighting system. The upgrades include replacing outdated taxiway edge lighting on Taxiways B and C with LED fixtures, reusing or replacing base cans as needed, and updating all related components, such as cables, transformers, and baseplates. The project also includes repairing buried conduits, installing new regulators in the Airfield Lighting Vault, enhancing apron lighting, and replacing the existing rotating beacon with an LED model. These improvements aim to boost efficiency and safety.

Commissioner Syndee Scribner moved to authorize the City Manager to sign an agreement with Olsson for the Airport Taxiway Edge Lighting Upgrades.

Commissioner Kelly Tetrick seconded the motion.

Motion carried 5-0.

CONSIDERATION TO TERMINATE THE HOLIDAY INN EXPRESS COMMUNITY IMPROVEMENT DISTRICT.

Assistant City Manager Tabitha Sharp stated that on June 5, 2017, the City of El Dorado and Central Kansas Properties, LLC entered into a Development Agreement to implement the Holiday Inn Express Community Improvement District ("CID"). This agreement outlined specific provisions related to the CID and the associated project. On September 17, 2018, the Development Agreement and the Developer's rights and obligations were assigned to HE OF EL DORADO, LLC. As outlined in the Development Agreement, Section 6 required the Developer to submit evidence for the reimbursement of eligible CID project costs. Additionally, Section 7 mandated the Developer to obtain or ensure the acquisition of necessary permits and licenses from relevant authorities, including the City, Butler County, Kansas, and any other governmental agencies. On February 2, 2021, the city sent a letter to HE OF EL DORADO, LLC requesting evidence of compliance with these sections by March 15, 2021. In July 2022, the city had brief contact with your counsel, but again no follow-up was made and despite these various notifications, the city has not received any evidence demonstrating compliance with Sections 6 and 7 of the Development Agreement.

Commissioner Kendra Wilkinson asked if we had paid them anything.

Assistant City Manager Sharp stated that we have under the previous owners.

Mayor Bill Young asked if they have still been collecting the sales tax funds.

Assistant City Manager Sharp stated that they have been collecting during that time. She stated that we have it and once it is terminated, we will be transferring it to the Economic Development Fund.

Commissioner Kendra Wilkinson moved to approve an Ordinance terminating the El Dorado Investors Community Improvement District and related Development Agreement.

Commissioner Leon Leachman seconded the motion.

Motion carried 5-0.

DISCUSSION ITEMS

There were no Discussion Items.

REPORTS

CITY COMMISSION AND ADVISORY BOARD UPDATES

Commissioner Kendra Wilkinson is reminding everyone of the Old-Fashioned Christmas Parade on Saturday, December 7th starting at 5:30 pm.

Mayor Bill Young stated that he appreciated Gregg from the Chamber for coming and speaking. He stated that he is confident that staff will do what they need to do moving forward.

City Engineer Scott Rickard gave an update on the Central Avenue Project. He stated that things are moving along as expected.

CITY MANAGER REPORT

City Manager David Dillner stated that the Aquatic Center Committee met and reviewed the five submittals that we received through the RFQ process. He stated that the Committee selected three firms for interviews on Wednesday. He stated that from there staff will make a recommendation to the Commission.

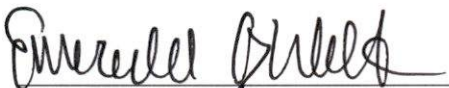
City Manager Dillner stated that it is time for the Commission to begin considering who they would like to appoint to the Excess Sales Tax Committee. He stated that Staff had mentioned advertising to see if anyone in the public would be interested in serving on this committee.

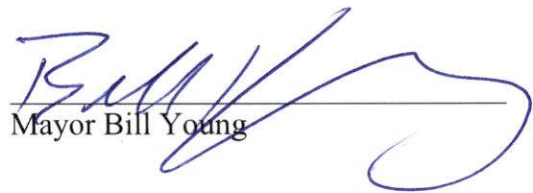
ADJOURNMENT

Commissioner moved Leon Leachman to adjourn the meeting at 6:07 p.m.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5- 0.


City Clerk Emerald Ashlock


Mayor Bill Young