

The El Dorado City Commission met in a special session on September 21, 2015 at 6:30 p.m. in the Commission Room with the following present: Mayor Vince Haines, Commissioner Chase Locke, Commissioner Gregg Lewis, Commissioner Nick Badwey, Commissioner Kendra Wilkinson, City Manager Herb Llewellyn, Finance Director Tammy Schaffer, City Attorney Jim Murfin, Human Resources Director Suzie Locke, Assistant City Engineer Scott Rickard and City Clerk Tabitha Sharp.

VISITORS

Julie Clements	Times-Gazette	El Dorado, KS
Linda Jolly	El Dorado Inc.	El Dorado, KS
Emily Connell	El Dorado Main Street	El Dorado, KS
Rick Blue	2830 Ohio	Augusta, KS
David Stewart	101 S Star	El Dorado, KS
Brian Gartland	220 E 1 st	El Dorado, KS
Don and Ava Wedel	3171 SE Sage Rd	El Dorado, KS
Steve Moody	220 E 1 st	El Dorado, KS
Jason Hughey	220 E 1 st	El Dorado, KS
Jason Reiswig	220 E 1 st	El Dorado, KS
David Broderick	220 E 1 st	El Dorado, KS
James Cook	719 Fredrick Dr	El Dorado, KS
Chris Smith	2422 W Central	El Dorado, KS
Curt Zieman	220 E 1 st	El Dorado, KS
Isaac Haahr	1615 Troon N	El Dorado, KS
Susie Carson	Chamber of Commerce	El Dorado, KS
Caleb Carson	1410 W Cave Springs	El Dorado, KS
Caleb Fistler	1139 SE Bluestem Rd	El Dorado, KS
Derick and Dianne Boggs	1301 Sheldon	El Dorado, KS
Shane McCoy	831 N Taylor	El Dorado, KS
Bryce Scott	828 N Denver	El Dorado, KS
Scott Van Patten	210 S Washington	El Dorado, KS

CALL TO ORDER

Mayor Vince Haines called the September 21, 2015 meeting to order.

INVOCATION

Pastor John Harms, opened the meeting with prayer.

PLEDGE OF ALLEGIANCE

Ms. Shum's 3rd Grade Class from Grandview Elementary led the Pledge of Allegiance.

PERSONAL APPEARANCE

Linda Jolly, El Dorado Inc., presented the City Commission with the annual report.

Mayor Vince Haines asked if businesses have been receptive to the conversation about the incentives offered.

Ms. Jolly stated that there is one business that will utilize the NRP, and a few bankers who have recommended the incentives to their customers.

Mayor Haines asked Ms. Jolly to discuss MIH.

Ms. Jolly stated that it referred to Moderate Income Housing, the State Legislature has made \$2,000,000 available for these projects. She stated that these projects would be for larger homes that are attractive to a moderate income household. She stated that these families are more likely to maintain their homes and lives in a community.

Ms. Jolly stated that the onus is on the grant applicant to determine what is needed in the housing market.

Mayor Haines asked where that money comes from.

Ms. Jolly stated that it is from the Kansas to the Kansas Housing Resource Corporation. She stated that the grant can be up to \$400,000 and can be used as a low interest loan or grant.

City Manager Herb Llewellyn asked if she could explain the established criteria and the internal selection process.

Ms. Jolly stated that they have had a number of projects apply in the past, and one of the first things they look at is if the project is ready to begin. She stated they look at financial commitment, access to the property, are the plans ready, and does the project fill a gap.

Ms. Jolly stated the first round we competed well, they funded projects 1-10 and we were project 11.

Mayor Haines stated that the MIH is well established at the city level and that the State supports. He stated that it is a program that his firm has participated in before, and if they do again, he will recuse himself from the conservation.

Mayor Haines stated that there are members present from the Fire Department to be recognized.

Chief Steve Moody stated that the fire fighters present participated in a memorial stair climb to honor those fire fighters who passed in the attacks on the World Trade Centers. These fire fighters climbed 110 flights of stairs in honor of those fire fighters who passed in that event.

Chief Moody stated that it is a very difficult event, he stated that he participated, but did not make all 110 flights. He introduced the fire fighters who participated: Caleb Carson, Bryce Scott, Caleb Fistler, Derick Boggs, Shane McCoy, and Scott Van Patten. He stated that Troy Jellison, Chris Towner and Coby Spear also participated but were unable to attend the meeting that night.

The Commission thanked the fire fighters for their participation in the event.

PUBLIC COMMENT

Mayor Vince Haines opened the floor for Public Comment.

Don Wedel, 3171 SE Sage Rd, stated that he has lived in and around El Dorado for many years. He stated he had five things he would like to compliment the City on. First, the woman who does the flowers in town should be recognized for her hard work. Second, the compost site is a tremendous advantage to the citizens. Third, the street construction shows progress, and he appreciates it. Fourth, the golf course staff were very helpful to his church in their golf tournament on Sunday. Finally, the water park is also a tremendous asset for kids in the city and his grandchildren use it often during the summer.

CONSENT AGENDA

Approval of the City Commission minutes from September 8, 2015.

City Clerk Tabitha Sharp stated for the record that the agenda stated September 7th, and the minutes were from September 8, 2015.

Commissioner Kendra Wilkinson moved that the Consent Agenda, as presented, be approved.

Commissioner Nick Badwey seconded the motion.

Motion carried 5 – 0.

APPLICATION TO REZONE 722 N. ATCHISON STREET FROM R-1 LOW DENSITY RESIDENTIAL DISTRICT TO C-1 GENERAL BUSINESS DISTRICT (CASE NO. 15-004-REZ)

Scott Rickard, Assistant City Engineer, stated the property owner at 722 N Atchison requested a zoning change from R-1 to C-1. The Planning Commission voted unanimously to approve the rezone.

Mr. Rickard stated that the lot that abuts this property is C1, so this will make a larger C1 lot.

Commissioner Kendra Wilkinson stated that there isn’t enough room for two lanes of traffic in this area.

Mr. Rickard stated that it is a very narrow road. He stated that any development that happens on an unimproved road must either improve the road or they are unable to protest improvements to that road in the future.

City Manager Herb Llewellyn stated that on Oak, the Flinthills homes cannot protest.

Mr. Rickard stated that there were homes on West 3rd Avenue that were built before the improvement. He stated that this is a method we have used in the past and has been successful.

Commissioner Nick Badwey moved to approve Case No. 15-004-REZ requesting a rezoning of 722 N. Atchison Street, El Dorado, Kansas, to C-1 General Business District and that Ordinance No. G-1205 be approved.

Commissioner Gregg Lewis seconded the motion.

ROLL CALL VOTE

Position No. 2	Commissioner Gregg Lewis	Yes
Position No. 3	Commissioner Nick Badwey	Yes
Position No. 4	Commissioner Kendra Wilkinson	Yes
	Mayor Vince Haines	Yes
Position No. 1	Commissioner Chase Locke	Yes

APPLICATION TO REZONE 109 N SUMMIT STREET FROM R-1 LOW DENSITY RESIDENTIAL DISTRICT TO C-1 GENERAL BUSINESS DISTRICT (CASE NO. 15-005-REZ)

Mayor Vince Haines stated that the applicant in this case is a client of his firm, so he will abstain from the conversation.

Assistant City Engineer Scott Rickard stated that the agent for the potential developer requested the zoning change from R-1 to C1. He stated that the Planning Commission recommended approval 7 – 0.

Mr. Rickard stated that this property will become part of a larger C1 parcel on the corner of Summit and Central. He stated that the existing house has potential for demolition and to become part of the project.

Vice Mayor Nick Badwey asked about the abstentions on the Planning Commission.

Mr. Rickard stated that one Planning Commissioner was within the 200 foot buffer and the other works for the agent.

Vice Mayor Badwey stated he just wanted to clarify in case anyone noticed that the total vote count was different on the two items discussed at that meeting.

Commissioner Kendra Wilkinson stated that she noticed in the minutes that there were several people who spoke in opposition to the change. She asked what those concerns were.

Mr. Rickard stated that there were concerns from the Grace Lutheran Church about the type of business allowed in the area. He stated that the businesses they were concerned about are not allowed within so many feet of a church by law. He stated that a neighbor was concerned about the increase in traffic. He stated that there were concerns about access on Central, but because the other lot is already zoned C-1, it was not an issue.

Commissioner Wilkinson asked if she read in the minutes about ingress and egress onto Central was up to KDOT and that it probably would not happen.

Mr. Rickard stated that it was up to KDOT, but that we did not yet know if it would happen or not.

City Manager Herb Llewellyn stated that the discussion tonight was only about land use. He stated those conversations about ingress and egress are not up to the Commission today because the corner is zoned C1 already. He stated that when considering land use, they need to ask if making that existing C1 lot larger is advisable and if any restrictions such as the buffer indicated should be put in place.

Mr. Rickard stated that there would need to be a buffer on the property, it is a condition of the use.

Vice Mayor Badwey asked if it would be on the west and the north.

Mr. Rickard stated that it would just be to the north.

David Stewart, Gravity Works Architecture, stated he represents their client. He stated that one gentleman at the public hearing was concerned about the house to the north, although he was not the resident of that house. He stated that it gave them an opportunity to address the buffer. He stated that Ed Gard and Neil Buckman were representing the Grace Lutheran Church, and they addressed their concerns regarding potential uses and drainage. He stated that they are already addressing the drainage issues.

Mr. Stewart stated that Kim and Toby Stewart who live on the east of the property were worried about the traffic flow. He stated that they reassured them that they will address the traffic flow and they would make sure that the property will be attractive.

Commissioner Gregg Lewis stated that the owner takes care of their other properties.

Vice Mayor Badwey stated that it would be an asset to the community.

Commissioner Gregg Lewis moved to approve Case No. 15-005-REZ requesting a rezoning of 109 N. Summit Street, El Dorado, Kansas, to C-1 General Business District and that Ordinance No. G-1206 be approved.

Commissioner Chase Locke seconded the motion.

ROLL CALL VOTE

	Vice Mayor Nick Badwey	Yes
Position No. 4	Commissioner Kendra Wilkinson	Yes
	Mayor Vince Haines	Abstain
Position No. 1	Commissioner Chase Locke	Yes
Position No. 2	Commissioner Gregg Lewis	Yes

Rick Blue, White Eagle Credit Union, stated that they have discussed a lot about design and work very hard to make their buildings friendly to the residential areas. He stated that they are part of the community and enjoy being there.

2015 PRAIRIE TRAILS FRONT 9 GREENS CONSTRUCTION PROJECT

City Manager Herb Llewellyn stated that this project is in the 2016 budget. He stated that the project is a fall project, so they wish to start it sooner if permitted. He stated that the majority of the expenses will be in 2016, they probably won't have to amend the budget, but they will if necessary.

Commissioner Chase Locke stated that the last part he recalls from this conversation is the presentation from Dusty Davis. He asked if this situation is a want or a need.

Jason Reiswig, Superintendent at Prairie Trails, stated that the greens are 65 years old and they have lived well beyond their lifespan. He stated that with the amount of rain received in recent years, the lack of drainage under the greens has caused them to be severely damaged. He stated that they will clear the greens, put in drainage at USPGA specifications so that they will thrive.

City Manager Llewellyn stated that the grass will essentially grow on sand and we can determine the necessary water levels. He stated that this is the way that the back nine greens were built.

Commissioner Locke asked if there will be any other big projects left on the golf course after this is completed.

City Manager Llewellyn stated that there is a plan to put zoysia on the fairways to cut down on mowing and water use. He stated that they might remodel the club house at some point. He stated that this greens project will change the golf course from really good to really exceptional.

Commissioner Locke stated that he thought we should take care of what we have and maintain it well. He stated that to use resources on a facility that not very many citizens use, was hard to justify.

City Manager Llewellyn stated that they hope to increase fees with the new greens, and also increase the play on the course. He stated that when the city took over, they decreased the fees for pass holders and others.

Commissioner Locke stated that as long as we maintain the mindset of Prairie Trails being a municipal golf course and keep it fair to all including the encouragement of young golfers, he would support the recommendations of the golf staff. He stated that he had heard that there are some aspects of Prairie Trails that make it prohibitive to other citizens.

City Manager Llewellyn stated that the golf course is a big part of the parks and recreation master plan. There are tennis courts and other items planned to make it more of a draw to all citizens. He stated as they develop the plan, it will make Prairie Trails more accessible and welcoming to many citizens.

Commissioner Locke clarified that this would be the last need for the golf course.

City Manager Llewellyn stated that it would be. He stated that there are four holes left on the cart path because they had to be delayed due to the need for a new roof and air conditioner.

Commissioner Gregg Lewis stated that the golf course is a big part of the identity of the community. He stated that if we want to bring business to El Dorado, it is important to have a golf course because a lot of business is done on the golf course.

City Manager Llewellyn stated that the Commission who purchased the golf course believed that El Dorado was too big to not have a golf course.

Commissioner Locke clarified that he thought the course was important, there just needed to be money for other facilities in town that had been neglected.

Commissioner Kendra Wilkinson asked about the work that the Prairie Trails staff would be doing.

Mr. Reiswig stated that his staff would put in the irrigation, put the drains in the greens and plant the grass in the spring.

Commissioner Wilkinson confirmed that his staff knew what they were doing.

Mr. Reiswig stated that he had been doing irrigation work for years.

City Manager Llewellyn stated that many organizations in the city contact Jason for his expertise in horticulture.

Commissioner Locke asked what the funding source would be.

City Manager Llewellyn stated it would be from the general fund.

Mayor Haines clarified that 2015 funds would be spent from contingency reserve until the 2016 budget was active.

City Manager Llewellyn stated that it would be, there would be a project set up for expenses.

Commissioner Wilkinson clarified that on the cost per green, the quote stated that there were no materials included, she stated that was because the materials were in his cost.

Mr. Reiswig stated that his cost is to do the dirt work and shape the greens, staff would do the rest.

Mayor Haines asked if it will be sodded or seeded.

Mr. Reiswig stated that it would be sodded.

Commissioner Badwey stated that he would like to thank David Broderick for helping out his daughter for the class reunion she was organizing.

Commissioner Nick Badwey moved to approve the greens remodeling project and directed staff to move forward with funding from the General Fund.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

NEW BUSINESS

Commissioner Chase Locke thanked all of the organizations involved in the Fall Festival. He stated that he received a lot of compliments on the festival from local businesses.

Commissioner Locke stated that he has had questions from the golfers regarding their concerns about the grass.

Mayor Vince Haines stated that he has also had concerns from golfers regarding the native grass.

Commissioner Locke stated that he has heard concerns from older golfers regarding the difficulty level of the course for younger golfers.

City Manager Herb Llewellyn stated that they will not be getting rid of the native grass because it is part of the golf course and the reason Prairie Trails is rated the way it is.

Mayor Haines stated that it is the reason the golf course is called Prairie Trails.

City Manager Llewellyn stated the concerns they are addressing are regarding the length of the native grass. He stated that a few times each year, they will cut it down.

Mayor Haines stated that the concerns he heard were about the areas near the tee boxes and the time spent looking for balls in the native grass.

Jason Reiswig, Golf Course Superintendent, stated that they will mow it down and clean it up this year.

Commissioner Lewis stated that at the Butler game, they were told to park on the grass at the stadium.

City Manager Llewellyn stated that the plan was that when the facility was full, people would park at the college. He stated as they further develop that area, it will not be available for parking. He stated that it was built to adequately cover a regular game.

Assistant City Engineer Scott Rickard stated that

City Manager Llewellyn stated that it is incumbent upon whomever is the host to ensure that people do not park there.

Mayor Haines asked if there were plans to put in a sidewalk down McCollum to Main Street. He stated that concerns have been brought to his attention about children walking in the road in the heavy traffic.

Mr. Rickard stated the project has been discussed. He stated that they have attempted to get money from the safe route to schools program as well.

Mayor Haines stated that there are more kids walking to the high school, and they are walking in the street. He asked if that project could be moved up.

Mayor Haines stated that he would like to make sure we are communicating with the American Legion the plans for that property in the park master plan.

City Manager Llewellyn stated that he didn't know if conversations had been had yet, but when the plan is approved, they will begin to have more discussions. He stated that they will have the conversation with them soon.

City Manager Llewellyn stated that after the Recreation Board sends it to the Commission, there will still be more review before the Commission votes on it. He stated that there will be more community discussion on it before it is officially approved.

Mr. Rickard stated that they have worked with the Legion. He stated that El Dorado Inc. and the Legion are working together and we expect to see a plat of that property in November.

Mayor Haines stated that he just wanted to make sure that the two initiatives in platting the property and the parks and recreation master plan mesh well.

EXECUTIVE SESSION

Commissioner Chase Locke moved to recess into an Executive Session for the purpose of discussing legal matters, and to reconvene the regularly scheduled meeting in the City Commission room at 8:10 p.m.

Commissioner Nick Badwey seconded the motion.

Motion carried 5 – 0.

Mayor Vince Haines called the meeting back to order at 8:11 p.m.

ADJOURNMENT

Commissioner Nick Badwey moved to adjourn the meeting at 8:11 p.m.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

City Clerk Tabitha D. Sharp

Mayor Vince Haines