

EL DORADO CITY COMMISSION MEETING

January 19, 2016

The El Dorado City Commission met in a special session on January 19, 2016 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, City Attorney Jim Murfin, Finance Director Tammy Schaffer, Assistant City Engineer Scott Rickard, City Clerk Tabitha Sharp and Administrative Intern Anthony Davis.

VISITORS

Corey Landreth	804 S Denver	El Dorado, KS
Julie Clements	Butler County Times Gazette	El Dorado, KS
Ladislado Hernandez	1136 S Summit	El Dorado, KS
Andrew Cervantes	524 SE Poor Farm Rd	El Dorado, KS
Denise Vogt	4774 SE 20 th	El Dorado, KS
Gary Taylor	720 Oak St	El Dorado, KS
Curt Zieman	128 N Vine	El Dorado, KS
Charles Hanson	349 Bluestem	El Dorado, KS
Kurt Bookout	220 E 1 st	El Dorado, KS

CALL TO ORDER

Mayor Vince Haines called the January 19, 2016 meeting to order.

INVOCATION

Corey Landreth, Real Life Church, opened the meeting with prayer.

PLEDGE OF ALLEGIANCE

The City Commission led the Pledge of Allegiance.

PERSONAL APPEARANCE

Kurt Bookout, Director of Public Utilities, provided an update on the last year.

The Commission requested that he make his presentation available online.

PUBLIC COMMENT

Mayor Vince Haines opened the floor for public comment.

There were no public comments.

CONSENT AGENDA

Approval of the City Commission minutes from December 7, 2015 and the Special City Commission meeting minutes from December 30, 2015 and January 6, 2016.

Approval of Appropriation Ordinance No. 12-15 in the amount of \$1,899,629.60.

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

Commissioner Chase Locke seconded the motion.

Motion carried 5 – 0.

PROJECT 491 – PAVING GRIFFITH STREET (CENTRAL TO LOCUST)

Scott Rickard, Assistant City Engineer, stated that staff are requesting that a public hearing be set for February 15, 2016 in order to move forward with this paving project. He stated that the project was initiated by the owners of Sunny Stop as part of the improvements they are making to their store.

Mr. Rickard stated that if the Commission sees fit to hold the public hearing, citizens will have 20 days to protest.

Mr. Rickard stated that the costs are \$648,000, the improvement district would be responsible for \$476,000, and the city-at-large would be responsible for \$172,000. He stated that the city owns five of the eleven in the improvement district, so that will increase the city's cost as well.

Mayor Vince Haines asked if he had the total cost for the City.

Mr. Rickard stated that he had the individual lot costs, and could provide a total later.

Mayor Haines stated that it might be a good number to have during the public hearing.

Mr. Rickard stated that there are two ways that the city can move forward with a project. He stated that the first is by request of the residents and second by the initiation of the City Commission. He stated that this project has been included in the CIP for several years and staff feel it is appropriate to move forward without a petition from residents.

Mayor Haines asked what the boundaries of the improvement district are.

Mr. Rickard stated that it will be all of the properties that abut Griffith on the west and east sides, there are also three parcels on Locust that will be included.

Commissioner Gregg Lewis moved that Resolution No. 2815, a resolution calling and providing for the giving of notice of a public hearing on the advisability of the making of a certain internal improvement in the city of El Dorado, Kansas, under the provisions of K.S.A. 12-6a01 et seq., as amended and supplemented; and providing for the giving of notice of said hearing (street improvements/Griffith Street – Project 491).

Commissioner Nick Badwey seconded the motion.

Motion carried 5 – 0.

Mr. Rickard stated that the City will now send out letters to all property owners and he will hold a public meeting to help anyone within the improvement district with questions prior to the hearing.

Mayor Haines confirmed that this would be larger than a normal residential street.

City Manager Herb Llewellyn stated that according to City policy, the extra width and depth will be paid by the City-at-large.

City Manager Llewellyn stated that this project contains enough city-owned property that the project could pass regardless of public comment. The Commission has traditionally heard the public comment in order to understand the effects of the project on them and takes that into consideration so that

PROJECT 488 – PAVING OAK STREET (7TH – 12TH)

Commissioner Gregg Lewis stated that he would abstain from the conversation because his company stands to benefit from the project.

Scott Rickard, Assistant City Engineer, stated that 12 out of 31 property owners signed the petitions, the other properties were absentee owners. He stated that bond counsel have requested that the project be initiated by the City Commission in order to insure that those other properties are made aware.

Mr. Rickard stated that this project will pave Oak Street from 7th to 12th. He stated that the estimated costs of the project are \$1,031,000, of that cost, the city-at-large cost would be approximately \$300,000 and the improvement district \$731,000. He stated that letters would be sent and a meeting would be held for all property owners to get their questions answered prior to the public hearing.

Ladislado Hernandez, 1136 S Summit, stated that previously there had been opposition to the paving of Oak Street. He stated that there was a question about the transports causing damage to the road.

Commissioner Lewis stated that Ergon would pay their fair share of the road costs.

Mr. Hernandez stated that when the capacity of the plant was increased, the company said they would maintain the road.

Commissioner Lewis stated that the road is a designated truck route.

Mr. Hernandez stated that several people objected at the time when they designated the route.

Commissioner Lewis stated that the extra cost was for the truck route. He stated that both his plant and the railroad will pay their portion.

Mr. Hernandez stated that it will cost him a lot on those properties because of the extra work.

Mr. Hernandez stated that he thought that the city employee that was passing the petition was misleading. He stated that they signed the petition because they were told that everyone else had signed it. He stated that several people were not contacted regarding the project.

Mayor Vince Haines confirmed that each property owner will be made aware of what their costs would be.

Mr. Rickard stated that statute requires we publish it in the paper, but staff provide a letter to each owner as well.

Commissioner Nick Badwey stated that having an amortization schedule helped him pass his petition easier.

City Manager Herb Llewellyn stated that when the residents get their letters they will see their share of the engineer's estimate. He stated that when the costs are actually assessed, they will typically be lower because of contingencies built into the original cost. He asked if staff could provide a yearly and total cost.

Mr. Rickard stated that they could easily add that in to the letter.

Mayor Haines asked if staff would give the same information that is provided at the informational meetings.

Mr. Rickard stated that he could do that. He also invited the Commission to the informational meetings.

City Manager Llewellyn stated that there are a few property owners who own several vacant lots.

Mayor Haines confirmed that citizens could petition out.

City Manager Llewellyn stated that is part of the process and the Commission can hear comments and make a decision based on that.

Commissioner Kendra Wilkinson moved that Resolution No. 2816, a resolution calling and providing for the giving of notice of a public hearing on the advisability of the making of a certain internal improvement in the city of El Dorado, Kansas, under the provisions of K.S.A. 12-6a01 et seq., as amended and supplemented; and providing for the giving of notice of said hearing (street improvements/Oak Street - Project 488).

Commissioner Nick Badwey seconded the motion.

Motion carried 4 – 0 (Commissioner Gregg Lewis abstained).

NEW BUSINESS

Commissioner Chase Locke asked if a work session was being planned for the golf course.

City Manager Herb Llewellyn stated that he thought they should, he just needed everyone to look at their calendars.

The Commission agreed on the 26th at 4:00 p.m.

Mayor Vince Haines stated that he hoped that the advisory board and golf course staff can meet and talk prior to that date.

Commissioner Locke stated that he would like to identify some smaller projects that could be presented to some of the civic groups to help with funding.

City Manager Llewellyn stated that they could do that. He stated that he saw a Rotary sponsored park in Lawrence over the weekend.

Mayor Haines stated that there are a lot of partnership opportunities at the Legion. He stated that it would be wise to direct the City Manager to make contact with some of those partners.

Commissioner Locke stated that it was a good place to start to ensure that there is support.

City Manager Llewellyn stated that he would get those conversations started. The first contact will be with the Legion.

Mayor Haines stated that through the Stadium Authority there is some land that could also be included.

Commissioner Kendra Wilkinson confirmed that we had not yet adopted the plan.

Mayor Haines stated that she was correct, it would be at the end of next month.

Commissioner Nick Badwey asked if the instructor from Lawrence would be coming down again.

City Manager Llewellyn stated that he could make that happen.

Commissioner Badwey stated that he could use a refresher.

City Manager Llewellyn stated that Dr. Nalbandian was not only an instructor at the public administration school in Lawrence but also an elected official in Lawrence.

Mayor Haines agreed that he should come down.

CITY MANAGER'S REPORT

City Manager Herb Llewellyn stated that over the last week there was a rash of stolen vehicles. He stated that residents should make sure to lock their car doors if they are warming them up.

City Manager Llewellyn stated that the next Sales Tax meeting is February 9th at 5:30 p.m.

City Manager Llewellyn stated that we received notice today that our moderate income housing grant was approved.

City manager Llewellyn also reminded people that there would be sewer work done on the south side of town as part of the CDBG grant.

Scott Rickard, Assistant City Engineer, stated that the work would be north of Towanda, Race Street to Graham Park. He stated that new lines will be put in place as well as new sewer taps for each property. He stated that city staff will be out talking to property owners making them aware of the work. He stated that it will be a huge improvement to a neighborhood that has had a lot of problems over the years. He stated that they will be able to replace any failed lines in the area and hopefully introduce home owners to the SLWA program.

Commissioner Gregg Lewis confirmed that was what the equipment in Graham Park was.

Mr. Rickard stated that it was, and that there is sewer line work that will be done on Towanda as well, but that is part of a different project.

Mayor Haines confirmed that they would not be tearing out Towanda Avenue.

Mr. Rickard stated that they would not.

EXECUTIVE SESSION

Commissioner Nick Badwey moved to recess into an Executive Session for the purpose of discussing legal matters and matters pertaining to non-elected personnel, and to reconvene the regularly scheduled meeting in the City Commission room at 8:10 p.m.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

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

Commissioner Nick Badwey moved to recess back into Executive Session for the purpose of discussing legal matters and matters pertaining to non-elected personnel, and to reconvene the regularly scheduled meeting in the City Commission room at 8:45 p.m.

Commissioner Gregg Lewis seconded the motion.

Motion carried 4 – 0 (Commissioner Kendra Wilkinson remained in the conference room).

Mayor Vince Haines called the meeting back to order at 8:46 p.m.

Mayor Vince Haines moved to recess back into Executive Session for the purpose of discussing legal matters and matters pertaining to non-elected personnel, and to reconvene the regularly scheduled meeting in the City Commission room at 9:10 p.m.

Commissioner Nick Badwey seconded the motion.

Motion carried 4 – 0 (Commissioner Kendra Wilkinson remained in the conference room).

Mayor Vince Haines called the meeting back to order at 9:12 p.m.

Commissioner Nick Badwey moved to accept the contract for the City Manager for another year and grant him a 3% salary increase.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

ADJOURNMENT

Commissioner Nick Badwey moved to adjourn the meeting at 9:14 p.m.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

City Clerk Tabitha D. Sharp

Mayor Vince Haines