



EL DORADO

CITY COMMISSION MEETING

CALL TO ORDER – MARCH 21, 2016

INVOCATION – Pastor Mark Habluetzel, Hope Covenant

PLEDGE OF ALLEGIANCE -

PROCLAMATION

- None

PERSONAL APPEARANCE

- Jim Hanni, AAA - Presentation of Traffic Safety Award
- Steve Moody, Fire Chief - State of Department

1. Public Comments

This agenda item will be governed by the Public Comment Policy

The Mayor opened the floor for Public Comments

PUBLIC COMMENT POLICY:

Citizens are encouraged to address the City Commission during regularly scheduled meetings. This policy is intended to provide some guidelines to ensure that all El Dorado citizens have a chance to address the Commission.

1. Each citizen will state their name and address before making comments.
2. There are no residency requirements.
3. Each citizen will have 5 minutes to present his or her comments.
4. An extension of time, if necessary, may be approved but must be by a majority of the City Commission.
5. Comments or questions will be directed only to the City Commission.
6. Citizens will follow the decorum policy.
7. Debate or argument between parties in the audience will not be allowed.
8. Certain legal issues may not be discussed. (Examples include but are not limited to personnel issues, lawsuits, etc.)
9. Violation of this public comment policy will result in the citizen being directed to cease or resume sitting.

Approved by the Commission this 2nd day of May 2005.

2. Consent Agenda

1. Consider approval of City Commission Meeting Minutes from March 7, 2016 and the Special City Commission Meeting Minutes from March 2, 2016.

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

Commissioner _____ seconded the motion.

3. Application To Rezone Lots 5, 6 And 7 Of The Legion Second Addition From R-1 Low Density Residential District To C-1 General Business District. (Case No. 16-003-REZ)

BACKGROUND

The American Legion is requesting a zone change from R-1 Low Density Residential District to C-1 General Business District on lots 5, 6, and 7 of the Legion Second Addition. The Legion is interested in selling these properties for commercial development.

The proposed zoning, C-1, is a flexible commercial zoning classification that allows retail, service, office, and institutional uses. The proposed zoning is consistent with zoning and development patterns in the area. The Planning Commission held a public hearing and reviewed the rezoning application at their February 25th, 2016, meeting. The Planning Commission recommended approval of lots 5 and 6 by a unanimous vote (6-0) and lot 7 by a split vote (5-1). A copy of the Planning Commission minutes, staff report, and map are attached.

POSSIBLE ACTIONS

1. To approve the request and accept the recommendation of the Planning Commission. This requires a motion to accept the recommendation, majority vote, and the passage of an Ordinance.
2. To return the issue to the Planning Commission for further review. Requires a statement of the reason(s) why the item is being returned. Requires only a simple majority.
3. To overrule the recommendation of the Planning Commission. This would require at least 4 City Commissioners vote to override the recommendation.

STAFF RECOMMENDATION

Approve the application.

SUGGESTED MOTIONS

Commissioner _____ moved to approve Case No. 16-003-REZ requesting a rezoning of lots 5, 6, and 7 of the Legion Second Addition, El Dorado, Kansas, to C-1 General Business District be accepted and that Ordinance No. _____ be approved.

Commissioner _____ seconded the motion.

ROLL CALL VOTE

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

4. Application To Rezone 1237 And 1239 W. Central Avenue From R-1 Low Density Residential District To C-1 General Business District. (Case No. 16-002-REZ)

BACKGROUND

Zac Sundgren, representing the property owner, is requesting a zone change from R-1 Low Density Residential District to C-1 General Business District. The property owner is interested in selling these lots for commercial redevelopment.

The proposed zoning, C-1, is a flexible commercial zoning classification that allows retail, service, office, and institutional uses. The proposed zoning is consistent with the Comprehensive Plan and development patterns in the area. The Planning Commission held a public hearing and reviewed the rezoning application at their February 25th, 2016, meeting. The Planning Commission had a tie vote (3-3); a tie vote is considered a failure to recommend and only needs a simple majority for approval by the City Commission. A copy of the Planning Commission minutes, staff report, and map are attached.

POSSIBLE ACTIONS

1. To approve the request. This requires a majority vote and the passage of an Ordinance.
2. To return the issue to the Planning Commission for further review. Requires a statement of the reason(s) why the item is being returned. Requires only a simple majority.
3. To deny the request. This requires a majority vote.

STAFF RECOMMENDATION

Approve the application.

SUGGESTED MOTIONS

Commissioner _____ moved to approve Case No. 16-002-REZ requesting a rezoning of 1237 and 1239 W. Central Avenue, El Dorado, Kansas, to C-1 General Business District be accepted and that Ordinance No. _____ be approved.

Commissioner _____ seconded the motion.

ROLL CALL VOTE

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

5. CONFAB Inc., Application For Property Tax Exemption

BACKGROUND

CONFAB Inc. has requested that the City of El Dorado consider a real property tax exemption at the property located at Lot 1, Block 1, R.J. Metcalf 2nd Addition and Lot 4, Block 3 of the Carl E Taylor Addition in the City of El Dorado, Butler County, Kansas, commonly known as 630 N Metcalf Rd. CONFAB Inc., would like to acquire the property for the purpose of a manufacturing facility. The exemption is not to exceed \$800,000.

Linda Jolly, El Dorado Inc., stated that the property was originally built in 2007 by TNT and received a 100% tax abatement from 2008-2010. The current property tax is as follows:

Butler County	20.9%	\$ 6,775.23
BCCC-General	10.8%	\$ 3,501.07
El Dorado	28.1%	\$ 9,109.28
State of KS	1.0%	\$ 324.17
USD 375	39.2%	\$12,707.61
Total		\$32,417.36

All taxing entities have been notified as required by law and notice of a public hearing was published seven days prior to this meeting.

NECESSARY ACTIONS

Hold a public hearing.

STAFF RECOMMENDATION

Approve.

SUGGESTED MOTION

Commissioner _____ moved that Ordinance No. S-_____, an ordinance exempting certain real property from ad valorem taxation for the purpose of economic development for a period of _____ years, not to exceed \$800,000, be approved.

Commissioner _____ seconded the motion.

ROLL CALL VOTE

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

6. Days Inn IRB

BACKGROUND

In February of 2015, the City Commission approved Resolution No. 2755, a Resolution determining the advisability of issuing taxable industrial revenue bonds for the purpose of financing the acquisition, construction, furnishing and equipping of the Days Inn hotel facility. The facility has been completed, and the owners are requesting that the City move forward with the IRB.

NECESSARY ACTIONS

Approve the ordinance.

STAFF RECOMMENDATION

Approve.

SUGGESTED MOTION

Commissioner _____ moved that Ordinance No. _____ be approved, an ordinance authorizing the City of El Dorado, Kansas to issue its taxable industrial revenue bonds, Series A, 2016 and Series B, 2016 (Days Inn Hotel and Suites) for the purpose of the acquisition, construction and equipping a hotel facility; and authorizing certain other documents and actions in connection therewith.

Commissioner _____ seconded the motion.

ROLL CALL VOTE

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

7. Engine #8

BACKGROUND

The City of El Dorado Fire Department is requesting that the Commission donate Engine #8 to Butler Community College Fire Science Program. The arrival of the new aerial platform truck, expected in the next few weeks, will exceed the fire station storage capacity and will increase maintenance costs, beyond the current budget. The City also appreciates the opportunity to support the Butler Community College Fire Science Program by donating much needed equipment.

STAFF RECOMMENDATION

Approve.

SUGGESTED MOTION

Commissioner _____ moved to donate Engine #8 to the Butler Community College Fire Science Program.

Commissioner _____ seconded the motion.

8. Cemetery Rates

BACKGROUND

The cemetery fees for the City of El Dorado were last updated in May of 2004. Staff have investigated rates for other cities with similar operations and developed a proposal for the increase of cemetery fees.

The comparison of El Dorado's rates versus other cities is provided in the packet as well as the proposed new rates. Staff will be present to answer questions.

STAFF RECOMMENDATION

Approve the proposed rates.

SUGGESTED MOTION

Commissioner _____ moved to approve the proposed cemetery rate increase for the City of El Dorado, Kansas.

Commissioner _____ seconded the motion

Commissioner _____ seconded the motion.

9. **New Business - Discussion Items**

This item is for open discussion by the City Commission.

The Mayor opened the floor for Commissioner's comments.

10. **City Manager's Report**

City Manager will provide updates of current community issues.

- Update on Oak Street Petition

ADJOURNMENT

Commissioner _____ moved to adjourn the meeting at ____ p.m.

Commissioner _____ seconded the motion.

Respectfully submitted,

Herbert E. Llewellyn, Jr.
City Manager