



EL DORADO

CITY COMMISSION MEETING

CALL TO ORDER – MAY 16, 2016

INVOCATION – Pastor Steve Hysom, Trinity United Methodist Church

PLEDGE OF ALLEGIANCE

PROCLAMATION

- Police Week
- Public Works Week

PERSONAL APPEARANCE

- Shawn Luehrs, El Dorado Youth Commission - Annual Report
- Brad Meyer, Director of Public Works - 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 May 2, 2016 and the Special City Commission Meeting Minutes from April 27, 2016.
2. Appropriation ordinance 4-16 in the amount of \$1,579,844.50

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

Commissioner _____ seconded the motion.

3. Application For A Special Use Permit To Allow An Accessory Structure At 701 Random Road. (Case No. 16-001-SUP) BACKGROUND

Raymond Debita is requesting a Special Use Permit to allow a 1,500 square foot accessory structure on the property at 701 Random Road. Special Use Permits are required for accessory structures larger than 1,200 square feet in a residential district.

The Planning Commission held a public hearing and reviewed the Special Use Permit application at their April 28th, 2016, meeting. The Planning Commission recommended approval of the Special Use Permit by a unanimous vote (7-0). A copy of the Planning Commission minutes, staff report, and map are attached.

POSSIBLE ACTIONS

1. To approve 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 a majority vote.
3. To overrule the recommendation of the Planning Commission. This requires at least 4 City Commissioners vote to override the recommendation.

STAFF RECOMMENDATION

Approve the Special Use Permit.

SUGGESTED MOTION

Commissioner _____ moved that the recommendation of the Planning Commission to approve Case No. 16-001-SUP requesting a Special Use Permit to allow a 1,500 square foot accessory structure in an R-1 Low Density Residential District and that Ordinance No. _____ 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

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

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); the case moved forward to the City Commission without a recommendation. The City Commission reviewed the case on March 21st and voted to return the case to the Planning Commission for further review. On April 28th, the Planning Commission reviewed the case and voted to recommend denial by a split vote (4-3). A copy of the Planning Commission minutes, staff report, and map are attached.

POSSIBLE ACTIONS

1. To approve the request. This requires a super 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 accept the recommendation of the Planning Commission and deny the request. This requires a majority vote.

STAFF RECOMMENDATION

Approve the application.

SUGGESTED MOTION

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. 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

5. Application To Rezone 301 And 307 N. Star Street From R-1 Low Density Residential District To R-3 Multiple Family Dwelling District. (Case No. 16-004- REZ)

BACKGROUND

NSRD Group is requesting a zone change from R-1 Low Density Residential District to R-3 Multiple Family Dwelling District to accommodate a new three-unit townhome structure. The proposed zoning, R-3, is a flexible residential zoning classification that allows single-family, duplex, and multi-family residential as well as limited institutional uses.

The Planning Commission held a public hearing and reviewed the rezoning application at their April 28th, 2016, meeting. The Planning Commission voted to unanimously (6-0) recommend approval of the rezoning. 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 super majority vote.

STAFF RECOMMENDATION

Approve the application.

SUGGESTED MOTION

Commissioner _____ moved to approve Case No. 16-004-REZ requesting a rezoning of 301 and 307 N. Star Street, El Dorado, Kansas, to R-3 Multiple Family Dwelling District be accepted and that Ordinance No. _____ be approved.

Commissioner _____ seconded the motion.

ROLL CALL VOTE

Position No. 4 Commissioner Kendra Wilkinson

Mayor Vince Haines

Position No. 1 Commissioner Chase Locke

Position No. 2 Commissioner Gregg Lewis

Position No. 3 Commissioner Nick Badwey

6. Advisory Board Appointments

BACKGROUND

At the May 10, 2016 Special City Commission meeting, the Commission reviewed renewal applications and new applications for advisory boards resulting in the

following recommendations:

Board/Committee	Name	Term Expiration
Board of Zoning Appeals	Jim Holderman	5/1/18
Board of Zoning Appeals	Kevin Mulvaney	5/1/19
Recreation Advisory	Brett Remsberg	5/1/18
Convention & Tourism	Kendra Wilkinson	Ex-officio
Solid Waste Planning Committee	Gregg Lewis	Ex-officio

There are three available seats on the Convention & Tourism Committee, one on the Airport Advisory board, one on the Library Board and one on the Planning Commission.

SUGGESTED MOTIONS

MOTION 1

Commissioner _____ moved to remove Commissioner Badwey from the Butler

Commissioner _____ seconded the motion.

MOTION 2

Commissioner _____ moved to approve the advisory board appointments as presented

Commissioner _____ seconded the motion.

7. 2017 – 2022 CIP - Public Hearing

BACKGROUND

The Staff has completed the preparation of the six-year Capital Improvement Program (CIP), 2017-2022. The Planning Commission has reviewed and approved the CIP. The City Commission has been provided with a copy of the CIP and an Administrative Hearing was held April 26, 2016.

NECESSARY ACTION

Approve the six year capital improvement plan.

STAFF RECOMMENDATION

Approve the six year capital improvement plan.

PUBLIC HEARING

Mayor Vince Haines opened the public hearing.

SUGGESTED MOTION

Commissioner _____ moved to approve the 2017-2022 Capital Improvement Plan.

Commissioner _____ seconded the motion.

8. New Business - Discussion Items

- The Mayor opened the floor for Commissioner's comments.
- The Commission will give reports from the advisory boards on which they serve as ex-officio.

Airport – Commissioner Wilkinson

El Dorado Inc. – Mayor Haines

Inc. Housing – Mayor Haines and Commissioner Lewis

Library – Mayor Haines

Main Street – Mayor Haines

Prairie Trails – Commissioner Badwey

REAP – Mayor Haines

Recreation – Commissioner Wilkinson

County Solid Waste – Commissioner Badwey

Youth Commission – Commissioner Locke

9. City Manager's Report

City Manager will provide updates of current community issues.

10. Executive Session

BACKGROUND

This item is for the purpose of discussing legal matters.

SUGGESTED MOTION

Commissioner _____ 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 _____ p.m.

Commissioner _____ seconded the motion.

ADJOURNMENT

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

Commissioner _____ seconded the motion.

Respectfully submitted,

Herbert E. Llewellyn, Jr.
City Manager