

EL DORADO CITY COMMISSION MEETING

May 16, 2016

The El Dorado City Commission met in a special session on May 16, 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, Assistant City Engineer Scott Rickard, and City Clerk Tabitha Sharp.

VISITORS

Julie Clements	Butler County Times Gazette	El Dorado, KS
Brad Meyer	220 E 1 st	El Dorado, KS
Curt Zieman	220 E 1 st	El Dorado, KS
Rebecca and Ray Debita	701 Random	El Dorado, KS
Jull and Tim Stich	1318 SE Ellis Rd	El Dorado, KS
R. Smith	801 Finney	El Dorado, KS
Ladislado Hernandez	1136 S Summit	El Dorado, KS
Dennis Cooke	325 N Broadview	El Dorado, KS
James Cook	719 Fredrick Dr	El Dorado, KS
Judith Storandt	105 Race	El Dorado, KS
Jim Gardner	930 Fairway Ct	El Dorado, KS
Lauren Lowrey	918 W Kansas	El Dorado, KS
Judd Jones	8251 W Locust	El Dorado, KS
Gretchen Shum	815 Rim Rock	El Dorado, KS
Abigail Edwards	603 S Star	El Dorado, KS
Hannah Haury	1401 Country Club Rd	El Dorado, KS
Shawn Luehrs	1859 Lawndale Ave	El Dorado, KS
Clarice Bolen	209 Bel Air	El Dorado, KS
Hannah Brock	916 W Pine	El Dorado, KS
Janice Zuk	125 Race St	El Dorado, KS

CALL TO ORDER

Mayor Vince Haines called the May 16, 2016 meeting to order.

INVOCATION

Police Chief Curt Zieman opened the meeting with prayer.

PLEDGE OF ALLEGIANCE

The Youth Commission led the Pledge of Allegiance.

PROCLAMATIONS

Mayor Vince Haines read the proclamation declaring May 15-21, 2016 as Police and Public Works week.

PERSONAL APPEARANCE

Shawn Luehrs, Chair of the El Dorado Youth Commission, discussed the previous year's Youth Commission activities.

Brad Meyer, Public Works Director, presented the Commission with a year to date report on his department's activities.

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 May 2, 2016, and the Special City Commission minutes from April 27, 2016.

Approval of Appropriation Ordinance No. 4-16 in the amount of \$1,579,844.50.

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

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

APPLICATION FOR A SPECIAL USE PERMIT TO ALLOW AN ACCESSORY STRUCTURE AT 701 RANDOM ROAD (CASE NO. 16-001-SUP)

Mayor Vince Haines stated that this item was reviewed at the April Planning Commission meeting. He asked if there were any questions from the Commission.

There were no questions.

Commissioner Chase Locke 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. G-1217 be approved.

Commissioner Nick Badwey 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 1237 AND 1239 WEST CENTRAL AVENUE FROM R-1 LOW DENSITY RESIDENTIAL DISTRICT TO C-1 GENERAL BUSINESS DISTRICT (CASE NO. 16-002-REZ)

Mayor Vince Haines stated that this is the second time this item has been through the Commission. He stated that after being sent back to the Planning Commission, they returned it with a 4 – 3 vote to deny the application. He stated that staff recommend approval.

Commissioner Gregg Lewis apologized for his comments regarding the homes on Poplar Street at the previous meeting. He stated that those homes were compatible.

Commissioner Nick Badwey stated that he understood that the property did not have a buyer at this time, but if they get a buyer in the future, they could come back and reapply.

Commissioner Chase Locke stated that if there was interest, he might consider it.

City Manager Herb Llewellyn stated that he understood the Commission's thoughts, but if they approve it now or in the future, there would be a large list of items that could be placed there. He stated that most normal businesses are allowed in C-1. He stated that today's question is about land use. He stated that staff have recommended approval because we are only changing the use, not the actual plan.

Mayor Haines stated that he did not agree with the decision of the Planning Commission and stated that it did not follow sound planning decisions. He stated that it is contiguous with the site and it did not send a good message to our central business corridor. He stated that now we are left with two very dilapidated homes on Central.

Mayor Haines stated that in his opinion there were not many buildable commercial lots available in El Dorado.

Commissioner Nick Badwey moved to deny Case No. 16-002-REZ requesting a rezoning of 1237 and 1239 W. Central Avenue, El Dorado.

Commissioner Kendra Wilkinson seconded the motion.

ROLL CALL VOTE

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

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)

Mayor Vince Haines stated that he would abstain from this discussion because the applicant is a client of his firm.

Scott Rickard, Assistant City Engineer, stated that they have requested a rezone from R-1 to R-3. He stated that the Planning Commission recommended approval of the rezoning 6 – 0.

Commissioner Chase Locke 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. G-1218 be approved.

Commissioner Gregg Lewis seconded the motion.

ROLL CALL VOTE

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

ADVISORY BOARD APPOINTMENTS

Mayor Vince Haines stated that the appointments were discussed at the previous work session.

Brian Gartland, Assistant to the City Manager, stated that the following applicants were approved: Jim Holderman and Kevin Mulvaney for the Board of Zoning Appeals, Brett Remsberg for the Parks and Recreation Advisory Board, Commissioner Wilkinson as ex-officio on the Convention and Tourism Committee, and replacing Commissioner Badwey with Commissioner Lewis on the Butler County Solid Waste Committee.

Commissioner Chase Locke thanked the individuals who volunteered to serve on the advisory boards.

Commissioner Kendra Wilkinson moved to remove Commissioner Nick Badwey from the Butler County Solid Waste Planning Committee.

Commissioner Chase Locke seconded the motion.

Motion carried 5 – 0.

Commissioner Nick Badwey moved to approve the advisory board appointments as presented.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

2017 -2022 CIP PUBLIC HEARING

Tammy Schaffer, Finance Director, stated that the CIP process began late last year. The plan has been presented to the Planning Commission and has been available at public hearings for the citizens.

Commissioner Chase Locke stated that they were just adopting the plan, not voting to accept every item.

Ms. Schaffer stated that he is correct.

City Manager Herb Llewellyn clarified that the Capital Improvement Plan is just a plan for what we will do over the next six years and how we will pay for them, it is strictly a planning document and does not indicate final approval.

Ms. Schaffer stated that the projects will come to the Commission for approval again before being implemented.

Mayor Vince Haines opened the public hearing.

There were no comments.

Mayor Haines closed the public hearing.

Commissioner Gregg Lewis moved to approve the 2017 – 2022 Capital Improvement Plan.

Commissioner Nick Badwey seconded the motion.

Commissioner Locke thanked the Planning Commission for the amount of work they have done on the agenda items this evening.

Motion carried 5 – 0.

NEW BUSINESS

Commissioner Kendra Wilkinson stated that the advisory boards she serves on had not met this month.

Commissioner Nick Badwey stated that Prairie Trails Board has not yet met this quarter, but the new greens are coming in very nicely.

Commissioner Gregg Lewis stated that he has eaten at the restaurant at Prairie Trails and it is awesome.

Mayor Vince Haines stated that Inc. had not met yet, and Main Street met to discuss some fund raising options.

Mayor Haines stated that the REAP Executive Directors met last week and they continue to focus on economic development in the region.

Commissioner Badwey wished citizens a safe Memorial Day. He stated that at the next meeting he will be a grandfather for the first time so be ready for pictures.

CITY MANAGER'S REPORT

Brian Gartland, Assistant to the City Manager, stated that the Commission had discussed considering another option for the budget meeting scheduled next week. He stated that staff needed another option.

There was consensus to move it to Tuesday, May 24, 2016.

City Manager Herb Llewellyn stated that last week we were notified that Tabitha Sharp has received her Certified Municipal Clerk Certificate, he congratulated her on the achievement.

EXECUTIVE SESSION

Commissioner Nick Badwey 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 8:00 p.m.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

Mayor Vince Haines reconvened the meeting at 8:00 p.m.

ADJOURNMENT

Commissioner Nick Badwey moved to adjourn the meeting at 8:01 p.m.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 - 0.

City Clerk Tabitha D. Sharp

Mayor Vince Haines