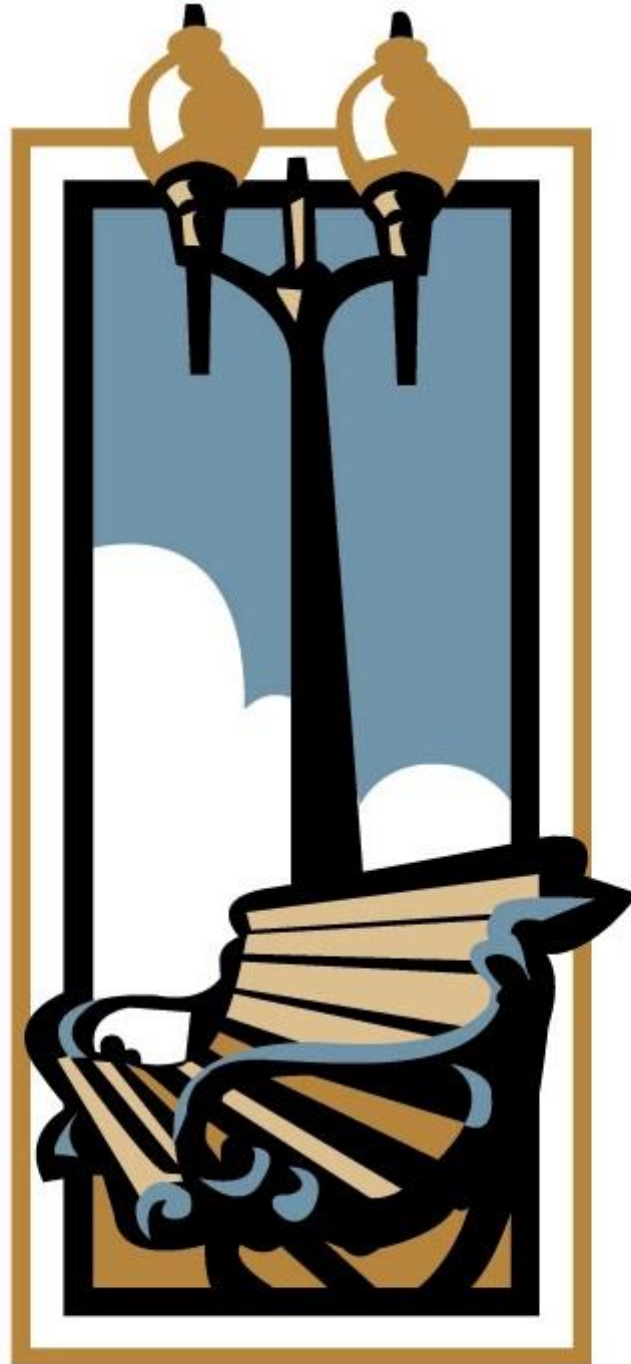




EL DORADO

**CITY COMMISSION MEETING
CITY COMMISSION ROOM
CALL TO ORDER – SEPTEMBER 19, 2016
6:30 P.M.**

INVOCATION

- John Harms, First Southern Baptist Church

PLEDGE OF ALLEGIANCE

- Kathy Shum's 3rd Grade Class from Grandview Elementary

PROCLAMATION

- Constitution Week

PERSONAL APPEARANCE

- Linda Jolly, Director of El Dorado Inc., Annual Report

Agenda Item No. 1

Issue: Public Comment

This agenda item will be governed by the Public Comment Policy.

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.

The Mayor opened the floor for Public Comments.

Agenda Item No. 2
Issue: Consent Agenda

1. Consider approval of the City Commission minutes from September 6, 2016.
2. Consider approval of Amendment to Resolution No. 2814.

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

Commissioner _____ seconded the motion.

Agenda Item No. 3

Issue: Application for a Special Use Permit to allow automobile sales at 401 S. Main Street. (Case No. 16-003-SUP)

BACKGROUND

Bob Kaplan, on behalf of Homestead Properties, is requesting a Special Use Permit to allow automobile sales at 401. S Main Street. The property is currently zoned I-1 Light Industrial District and located within the historic district. Automobile sales lots are typically not compatible with central business districts. However, the applicant has offered to install lampposts and flower baskets to match those currently in the downtown area to improve the property and blend in with the area.

The Planning Commission held a public hearing and reviewed the Special Use Permit application at their August 25th, 2016, meeting. The Planning Commission recommended approval by a 6-2 vote with the condition of installing the lampposts and flower baskets within 90 days of permit approval. 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 with the condition of installing the historic lampposts and hanging flower baskets within 90 days of approval.

SUGGESTED MOTION

Commissioner _____ moved to accept the recommendation of the Planning Commission to approve Case No. 16-003-SUP requesting a Special Use Permit to allow automobile sales in an I-1 Light Industrial District with the condition of installing historic lampposts and flower baskets within 90 days and that Ordinance No. _____ be approved.

Commissioner _____ seconded the motion.

Agenda Item No. 4

Issue: Moderate Income Housing Grant

BACKGROUND

In response to the increased need for moderate income housing the 2013 legislative session provided \$2 million to the State Housing Trust Fund (SHTF) for the purpose of administering and supporting housing programs. The SHTF is administered by the Kansas Housing Resource Corporation (KHRC). Under the legislation the funds shall only be used for loans or grants to cities or counties for infrastructure or housing development in rural areas.

In response to the available funding the KHRC has issued a Kansas Moderate Income Housing (MIH) Request for Proposal. Currently the City of El Dorado is eligible to apply for said funding.

Under the KHRC RFP grants or loans will be limited to no more than \$400,000 per application. Applicants are encouraged to apply for projects with ties to economic development that leverage funds from both private and public sources, preferably for MIH needs.

Under the MIH RFP, applicants may only use funds for: (1) infrastructure necessary to support housing; or (2) actual housing development, including acquisition of real property, new construction, modular or manufactured housing and/or rehabilitation of existing housing.

The City of El Dorado along with El Dorado, Inc. requested proposals from individuals or groups interested in becoming a private sector partner with the City of El Dorado to construct multi-family Moderate Income Housing.

Three applications were received and reviewed by the housing committee. Applications will be submitted under the program guidelines.

Note: All units must be occupied by individuals/families that fall within the Moderate Income Housing Income Range guidelines illustrated below.

Moderate Income Housing Income Range HUD'S FY 2016 Income Summary

	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
Maximum	\$70,031	\$80,063	\$90,000	\$100,031	\$108,094	\$116,063	\$123,281	\$132,094
Minimum	\$28,013	\$32,025	\$36,000	\$40,013	\$43,238	\$46,425	\$49,313	\$52,838

NECESSARY ACTION

Consider passing resolution to apply for funding.

STAFF RECOMMENDATION

To proceed with application process.

SUGGESTED MOTION

Commissioner _____ moved that Resolution No. _____, a resolution certifying legal authority to apply for the 2016 Kansas Moderate Income Housing Program from the Kansas Housing Resource Corporation and authorizing the city manager to sign and submit such an application.

Commissioner _____ seconded the motion.

ROLL CALL VOTE

Position No. 4	Commissioner Wilkinson	_____
	Mayor Haines	_____
Position No. 1	Commissioner Locke	_____
Position No. 2	Commissioner Lewis	_____
Position No. 3	Commissioner Badwey	_____

Agenda Item No. 5

Issue: Amendment to Municipal Code Chapter 2.052, Section 020 in reference to the Salary Schedule Preparation

BACKGROUND

In 2012, the Finance Director requested that the Salary Schedule approval be moved to December so that the budget preparation could be done using the actual salary schedule. Prior to this time, the salary schedule had been approved at the same time as the budget, leaving some room for error should the salary schedule not be approved in the manner presented. This Ordinance removes the language stating that the salary schedule shall be approved with the budget and changes it to approval at the end of each year.

STAFF RECOMMENDATION

Approve the Ordinance

SUGGESTED MOTION

Commissioner _____ moved to approve Ordinance No. G ____, an Ordinance amending Chapter 2.052, Section 020 of the Municipal Code of the City of El Dorado, Kansas pertaining to employee classification – salary schedules.

Commissioner _____ seconded the motion.

ROLL CALL VOTE

	Mayor Haines	_____
Position No. 1	Commissioner Locke	_____
Position No. 2	Commissioner Lewis	_____
Position No. 3	Commissioner Badwey	_____
Position No. 4	Commissioner Wilkinson	_____

Agenda Item No. 6

Issue: Walnut River Brewery Resolution for the Sale of Liquor at Oktoberfest

BACKGROUND

Walnut River Brewery has requested a permit to sell liquor at the Oktoberfest event on September 23rd from 4 to midnight. As required by K.S.A. 2645, this event must be approved through a Resolution passed by the City Commission.

STAFF RECOMMENDATION

Approve the Resolution.

SUGGESTED MOTION

Commissioner _____ moved to approve Resolution No. _____, a Resolution authorizing the temporary permit for the consumption of alcoholic liquor during the Oktoberfest event in the 100 block of East 1st Avenue.

Commissioner _____ seconded the motion.

Agenda Item No. 7

Issue: New Business

This item is for open discussion by the City Commission.

The Mayor opened the floor for Commissioners' comments.

Advisory Board Updates

Mayor Vince Haines

Commissioner Chase Locke

Commissioner Gregg Lewis

Commissioner Nick Badwey

Commissioner Kendra Wilkinson

El Dorado Inc.

Library

Main Street

REAP

Inc. Housing

Youth Commission

County Solid Waste

Inc. Housing

Prairie Trails

Airport

Convention and Tourism Committee

Recreation

Agenda Item No. 8

Issue: City Manager's Report

City Manager will provide updates of current community issues.

ADJOURNMENT

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

Commissioner _____ seconded the motion.

Respectfully submitted,

Herbert E. Llewellyn, Jr.
City Manager