

EL DORADO CITY COMMISSION MEETING

September 19, 2016

The El Dorado City Commission met in a special session on September 19, 2016 at 6:30 p.m. in the Commission Room with the following present: Vice Mayor 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, and City Clerk Tabitha Sharp. Absent: Mayor Vince Haines.

VISITORS

Jay Shivers	220 E 1 st	El Dorado, KS
Ross Stumpf	411 S Main	El Dorado, KS
Robert Kaplan	301 N Main	Wichita, KS
Jean Plummer	1121 Douglas Rd	El Dorado, KS
Julie Clements	Butler County Times Gazette	El Dorado, KS
Suzie Locke	220 E 1 st	El Dorado, KS
Olivia Haselwood	316 Meadow St	Towanda, KS
Jennifer Cook	220 E 1 st	El Dorado, KS
Debbie Smith	237 Bel Aire	El Dorado, KS
Sharon McClure	110 Post Rd	El Dorado, KS
Norma & Bill Johnson	812 W Central	El Dorado, KS
Shawn Luehrs	1859 Lawndale	El Dorado, KS
Isaac Haahr	1615 Troon N	El Dorado, KS
David Sundgren	840 Par Dr	El Dorado, KS
Wade Wilkinson	1100 S Denver	El Dorado, KS
James Cook	719 Fredrick Dr	El Dorado, KS
Kevin & Lori Burk	200 S Main	El Dorado, KS
Emily Connell	Main Street	El Dorado, KS
Harold Harmon	1836 Lawndale	El Dorado, KS
Linda Baines	253 Post Rd	El Dorado, KS
Ladislado Hernandez	1136 S Summit	El Dorado, KS
Brian Gartland	220 E 1 st	El Dorado, KS

CALL TO ORDER

Vice Mayor Chase Locke called the September 19, 2016 meeting to order.

INVOCATION

Reverend John Harms, First Southern Baptist Church, opened the meeting with prayer.

PLEDGE OF ALLEGIANCE

Misty Shum's 3rd Grade Class from Grandview Elementary led the Pledge of Allegiance.

PROCLAMATION

Sharon McClure, 110 Post Road, stated that the Daughters of the American Revolution requested that the proclamation honoring the Constitution of the United States be read as a way of recognizing the document and its meaning to our citizens.

Vice Mayor Chase Locke read the proclamation declaring the week Constitution Week in the City of El Dorado.

PERSONAL APPEARANCE

Linda Jolly, El Dorado Inc., presented the activities of El Dorado Inc. over the last year.

Vice Mayor Chase Locke thanked Linda and her employees for their work.

Jean Plummer, Walnut River Festival Chair, invited the Commission and the community to attend the Walnut River Festival on Saturday.

PUBLIC COMMENT

Vice Mayor Chase Locke opened the floor for public comments.

Ladislado Hernandez, 1136 S Summit, stated that he was concerned about the seam in the middle of Summit going from Central to the north.

Mr. Hernandez was also concerned about how Westar was having trees trimmed. He stated that he was concerned that if we receive an ice storm, the weight would cause them to fall down.

City Manager Herb Llewellyn stated that if Mr. Hernandez would provide the locations, we could call and have it fixed.

CONSENT AGENDA

Approval of the City Commission minutes from September 6, 2016.

Approval of the amendment to the Salary Schedule Resolution No. 2814.

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

Commissioner Nick Badwey seconded the motion.

Motion carried 4 – 0.

APPLICATION FOR SPECIAL USE PERMIT TO ALLOW AUTOMOBILE SALES AT 401 S. MAIN STREET (CASE NO. 16-003-SUP)

Scott Rickard, Assistant City Engineer, stated that the owner has requested a special use permit to allow automobile sales at 401 S Main. The property is currently zoned as I-1, light industrial.

Mr. Rickard stated that the Planning Commission voted 6 – 2 to approve the permit with two conditions, lampposts to be installed along with hanging flower baskets.

Commissioner Nick Badwey asked if the city would fill the baskets he provided.

Mr. Rickard stated that we would not because they will be on his private property.

Commissioner Gregg Lewis asked if this was the only landscaping that would be done.

Mr. Rickard stated that the Planning Commission believe the suggestion by the applicant was sufficient to meet the Comprehensive Plan.

Vice Mayor Chase Locke stated that he felt that this use honored the history of the area.

Commissioner Kendra Wilkinson stated that her initial reaction was no, but the conditions required changed her mind. She confirmed the number of posts would be four and that the baskets would be taken care of.

Robert Kaplan, Attorney, stated that his client would.

Commissioner Wilkinson asked if there were plans to re-do the parking surface.

Mr. Kaplan stated that there were, along with plans to re-do the building if this request was approved.

Commissioner Wilkinson asked how long the mural had been on the building there.

Ross Stumpf, 401 S Main, stated that it was on the adjacent property's building.

Brad Meyer, Public Works Director, stated that it had been there about fifteen years.

Mr. Kaplan stated that his client is hopeful that adjacent property owners will do some repairs to their buildings after they see his.

Commissioner Gregg Lewis 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. G-1226 be approved.

Commissioner Kendra Wilkinson seconded the motion.

ROLL CALL VOTE

Position No. 4	Commissioner Wilkinson	Yes
	Vice Mayor Locke	Yes
Position No. 2	Commissioner Lewis	Yes
Position No. 3	Commissioner Badwey	Yes

MODERATE INCOME HOUSING GRANT

Linda Jolly, El Dorado Inc. Director, stated that there has been a need for moderate income family housing in our community. She stated that it is difficult to build new housing in this price range, therefore the housing committee is recommending application to the Moderate Income Housing Grant.

Ms. Jolly stated that several applications have been submitted for grant funding over the past few years. This grant provides up to \$400,000 for new rental units. She stated that the deadline to apply is October 14th.

Scott Rickard, Assistant City Engineer, stated that the Resolution provided this evening is generic which will allow our applicants more time to

Vice Mayor Chase Locke stated that he thought we might have a better chance at getting the grant if we had an application with more specifics. He clarified that by sending them as one, the State would be able to see each individual project.

Mr. Rickard stated that the Commission will rank them within the application so that the State can see what the City prefers.

Ms. Jolly stated that in the beginning more applications were approved. She stated that more recently, there have not been any of the \$400,000 applications approved. She stated that our applications show a demand for these projects.

Commissioner Nick Badwey confirmed that another meeting would take place before the due date.

Mr. Rickard stated that because of the application process, Ms. Jolly will need some time prior to the due date of October 14th to properly draft it and get all supporting documents.

Mr. Rickard stated that this Resolution gives the City Manager the authority to submit the grant.

Commissioner Lewis stated that he was supportive of submitting all three projects.

Vice Mayor Locke stated that he was only concerned about having a competitive advantage. He asked if it could be placed on the next work session.

Commissioner Gregg Lewis moved that Resolution No. 2826, 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 Nick Badwey seconded the motion.

Motion carried 4 – 0.

**AMENDMENT TO MUNICIPAL CODE CHAPTER 2.052, SECTION 020 IN
REFERENCE TO THE SALARY SCHEDULE PREPARATION**

City Clerk Tabitha Sharp stated that staff are requesting a change to the Municipal Code as it applies to salary schedule preparation. She stated that the salary schedule is done in December for the following budget preparation schedule. For example, the salary schedule done in December of 2016 will be for the budget year of 2018.

Ms. Sharp stated that the code does not reflect that schedule change, the code reflects that the schedule is done in the summer with the budget. She stated that this ordinance would change that in the code.

Commissioner Nick Badwey moved to approve Ordinance No. G-1227, an Ordinance amending Chapter 2.052, Section 020 of the Municipal Code of the City of El Dorado, Kansas pertaining to employee classification – salary schedule.

Commissioner Kendra Wilkinson seconded the motion.

ROLL CALL VOTE

Position No. 4	Commissioner Wilkinson	Yes
	Vice Mayor Locke	Yes

Position No. 2	Commissioner Lewis	Yes
Position No. 3	Commissioner Badwey	Yes

WALNUT RIVER BREWERY RESOLUTION FOR THE SALE OF LIQUOR AT OKTOBERFEST

City Clerk Tabitha Sharp stated that Walnut River Brewery has requested an application for the sale of liquor at the Oktoberfest event this weekend.

Commissioner Gregg Lewis moved to approve Resolution No. 2827, a Resolution authorizing the temporary permit for the consumption of alcoholic liquor during the Oktoberfest event in the 100 block of West Ash.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 4 – 0.

NEW BUSINESS

Commissioner Kendra Wilkinson stated that the CTC board met at the community building and discussed the Drums Across Kansas event which will take place again next year.

Commissioner Wilkinson stated that upcoming events included Oktoberfest, Walnut River Festival and Car Show. She stated that November 12th, the NJCAA cross country championship will be at Prairie Trails. She stated that October 17th Butler will have their cross country event at Prairie Trails as a practice for the larger meet. She stated that November 19th, the Holiday Bazaar will be held at the community building.

Commissioner Wilkinson stated that the Shrine Bowl plans are under way and the Dam Music Festival is being planned as well for 2017.

Commissioner Nick Badwey asked when the next cross country meeting will be.

Jennifer Cook, Marketing Director, stated that they will not have any more meetings at this time.

Commissioner Badwey asked what was decided on the parking fees and who gets it.

Ms. Cook stated it would be \$10 per car and they haven't decided who gets them yet.

Commissioner Badwey asked who was paying for the port-a-pots.

Ms. Cook stated that they will keep track of all expenses and revenues and then we would split it up.

Commissioner Badwey asked if that should be decided before the event.

Ms. Cook stated that once the administrators meet, everything will be paid from one place and reimbursements will be made as needed.

City Manager Herb Llewellyn stated that he envisioned that at that time, they would know who did what work and could split it accordingly.

Commissioner Badwey asked if anyone agreed to reimburse us for any of the broken or missing items.

Ms. Cook stated that the college stated they would take them on depending on how large they are.

Commissioner Badwey asked if there would be concessions.

Ms. Cook stated that the college did not believe there would be a demand for them. Bernard's Catering will be available with food for breakfast and lunch.

Commissioner Badwey asked about blocking and marshalling of the greens.

Ms. Cook stated that city and college employees as well as volunteers.

City Manager Llewellyn stated that the employees at Prairie Trails have been aware that they are responsible for this event.

Commissioner Badwey asked if there would be an aid station for spectators.

Ms. Cook stated that there will be an aid station in the building and on the course both behind the runners and at the end of the course.

City Manager Llewellyn asked what the concern was.

Commissioner Badwey stated that he was concerned about our liability if someone falls and hurts themselves.

Commissioner Gregg Lewis reminded everyone about the tour of the spec home at 928 E North Crest Rd on Thursday.

Vice Mayor Locke stated that the Commission passed a funding request for the sign at BG Stadium. He stated that the funding request had been withdrawn, the group will be utilizing private donors for the project.

Vice Mayor Locke asked for an update on the downtown flooding concerns.

Mr. Rickard stated that they are waiting on a meeting with the two property owners. Staff have talked to some suppliers and engineers about the project, but waiting on survey work.

Vice Mayor Locke confirmed that we are working on some small solutions but the big fix will require the core master plan to be completed.

Mr. Rickard stated that it will be phase one of a multi-phase project for the downtown area.

Vice Mayor Locke asked about progress on the sidewalk from Country Club to Main on McCollum. He stated that several parents have expressed concerns about traffic in that area.

Mr. Rickard stated that we have used federal exchange dollars for projects like this in the past, so we would need new funds to complete this project. He stated that our next project is on 6th from Orchard to Star, so there will possibly be funds leftover from that project.

Vice Mayor Locke asked if there is a safety issue, could the project be bumped up.

City Manager Llewellyn stated that the next one on the list is the Safe Routes to School in the Vintage area. He stated that they are working on sidewalks everywhere.

Vice Mayor Locke stated that he has had a lot of calls on the process to hire a new City Manager. He stated that we are currently in the process of hiring a firm to help with the process. He encouraged citizens to call the Commission or City Hall with any questions that they have.

CITY MANAGER'S REPORT

Assistant to the City Manager Brian Gartland requested feedback from the Commission regarding an Artscape at Vine and Central.

Vice Mayor Chase Locke confirmed that the matching funds could be in the form of in-kind donations.

Commissioner Kendra Wilkinson stated that she has had calls stating that the original derricks were made of wood and asking that it be painted gold.

Mr. Gartland confirmed that the community engagement forum would be next Thursday from 4:30 to 6:00 p.m.

Commissioner Wilkinson also suggested a background of sunflowers.

City Manager Herb Llewellyn stated that we received an application from Main Street for their Trick-or-Treat event. He stated that the application includes a lot more area this year than in the past years and so staff are requesting input from the City Commission.

Mr. Rickard showed the map of the request. He stated it would include 2nd Avenue south to Olive on Main and West to Star.

Brad Meyer, Public Works Director, stated that the 100 blocks of Central would have to be blocked as well for safety.

Vice Mayor Chase Locke asked if the request for South Main is for safety.

Emily Connell, Main Street Director, stated that the event has been growing over the last few years. She stated that they learned a lot by moving it to the park last year, including that the park was too small.

Ms. Connell stated that the park allows other businesses to participate and connects to the event at First Baptist Church.

Commissioner Gregg Lewis stated that he was happy to see it expanded because of the problems with last year's congestion.

Vice Mayor Locke stated he supported this event because it benefits local children. He also liked that it includes Main Street again. He asked if it was possible to have the police officers control traffic so that we didn't have to block off the streets.

Commissioner Lewis stated that he didn't support that because of the possibility of kids running out in the street.

Commissioner Badwey asked if they could stop it at Central and close off Pine.

City Manager Llewellyn stated that this map doesn't show the church's request for street closure at Pine.

Harold Harmon, 1836 Lawndale, stated that he has been downtown for 18 years and this has been a great function for children.

Vice Mayor Locke asked that Main Street goes above and beyond in promoting the businesses that will be blocked during this time period.

Commissioner Badwey stated that this would shut down two banks on the last day of the month.

Ms. Connell stated that it will be an inconvenience but it is only from five to seven.

Commissioner Badwey stated that he had heard from businesses that were not in favor of the event.

City Manager Llewellyn stated that the form was received by the city last week after requesting it repeatedly.

Ms. Connell stated that their promotions chair submitted an application earlier in the year and she was dismayed when she found that it had not been received.

Vice Mayor Locke stated that he is in favor of the event but asked that they help the businesses.

Commissioner Wilkinson stated that she was in support of it because of what it does for kids and families in our community.

City Manager Llewellyn stated that the library is having a book sale September 29th through October 1st.

ADJOURNMENT

Commissioner Nick Badwey moved to adjourn the meeting at 8:09 p.m.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 4 - 0.

City Clerk Tabitha D. Sharp

Mayor Vince Haines