

EL DORADO CITY COMMISSION MEETING

October 17, 2016

The El Dorado City Commission met in a special session on October 17, 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 Attorney Jim Murfin, Finance Director Tammy Schaffer, Assistant City Engineer Scott Rickard, and City Clerk Tabitha Sharp. Absent: Mayor Vince Haines.

VISITORS

Julie Clements	Butler County Times Gazette	El Dorado, KS
Linda Jolly	El Dorado Inc.	El Dorado, KS
Gary Owen	1655 Troon North	El Dorado, KS
James Cook	719 Fredrick Dr	El Dorado, KS
Jim Gardner	930 Fairway Ct	El Dorado, KS
Keith, Rina & Cody Frye	4602 SW Kickapoo Rd	El Dorado, KS
Makayla Chabot	3778 NE 67 th St Terrace	El Dorado, KS
Gretchen Shum	815 Rim Rock	El Dorado, KS
Lauren Lowrey	918 W Kansas	El Dorado, KS
Isaac Haahr	1615 Troon N	El Dorado, KS
Cherokee Reagan	1902 Lakeland Dr	El Dorado, KS
Dr. Kim Krull	Butler CC	El Dorado, KS
Jen Cook	220 E 1 st	El Dorado, KS
Molly Denton	220 E 1 st	El Dorado, KS

CALL TO ORDER

Vice Mayor Chase Locke called the October 17, 2016 meeting to order.

INVOCATION

Reverend Joseph Prim, Prospect Baptist Church, opened the meeting with prayer.

PLEDGE OF ALLEGIANCE

Ms. Rosales' 3rd Grade class from Grandview Elementary led the Pledge of Allegiance.

PERSONAL APPEARANCE

Jason Hughey and Jason Reiswig presented the annual report for Prairie Trails Golf Course.

Commissioner Kendra Wilkinson asked if three full time staff was enough.

Mr. Reiswig stated that it was not, they are able to keep up on the big things like mowing, but smaller things are more difficult.

Commissioner Nick Badwey confirmed that those three employees included Mr. Reiswig.

Mr. Reiswig stated that he was correct.

Commissioner Wilkinson stated that the little things are what we get complaints about. She asked what an acceptable number of employees was.

Mr. Reiswig stated that most courses have three to four full time employees and seven to eight part time employees.

Acting City Manager Scott Rickard stated that the advisory board has been discussing and adjustment to the rates at Prairie Trails. He stated that both of the Jason's do a great job managing the course and working with the resources they have.

PUBLIC COMMENT

Vice Mayor Chase Locke opened the floor for public comments.

There were no comments.

CONSENT AGENDA

Approval of the City Commission minutes from

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

Commissioner Nick Badwey seconded the motion.

Motion carried 4 – 0.

NEIGHBORHOOD REVITALIZATION PROGRAM

Acting City Manager Scott Rickard stated that Linda Jolly was here to discuss the new homes provision of the Neighborhood Revitalization Program which will sunset at the end of this year.

Linda Jolly, El Dorado Inc., stated that the information provided by the housing assessment tool showed a need for new homes in El Dorado. She stated that the Moderate

Income Housing application was turned in last Friday, and the HOPE VI grant application is due soon. The Housing Committee will be reviewing the Spec Housing Program, there is one home left for sale from that program.

Ms. Jolly stated that in the existing NRP agreement, all new housing will be eligible for a tax rebate of up to \$250,000 of appraised value if construction is started before the 31st of this year.

Ms. Jolly stated that prior to the economic downturn, we averaged 26 new housing starts each year. She stated that in 2009 and 2010, there were 15 and 14 respectively and in 2011 we began to average eight new housing starts per year. She stated that before the incentives, we did not have buildable lots.

Ms. Jolly stated that the NRP would provide more buildable lots and encourage more housing starts.

Acting City Manager Rickard stated that a Resolution has been provided for consideration by the Commission. A new interlocal agreement would need to be signed by all of the taxing entities.

Vice Mayor Chase Locke thanked staff and Ms. Jolly for their work. He stated that they have brought a lot of positive ideas over the last few years.

Commissioner Kendra Wilkinson asked if they needed to make a motion to begin the discussion.

Acting City Manager Rickard stated that they only needed to make a motion if they were ready to pass the Resolution. He stated that they can direct staff to move forward with the discussion with other entities to gage their interest without the Resolution.

Commissioners Wilkinson and Badwey stated that they were in favor of passing the Resolution now because of the effect it has on our community.

Ms. Jolly stated that when you look at the programs compared to the cost of the whole project, the developers are investing a significant amount of money into the housing in El Dorado.

Vice Mayor Chase Locke asked if this was a one year extension.

Acting City Manager Rickard stated that it was up to the Commission. He stated that it is what staff have included in this agreement based on previous years.

Commissioner Badwey asked if it gives more credence to staff when they go talk to other entities if the Commission has already passed it.

Acting City Manager Rickard stated that we have done it that way in the past. He stated that when the program was vetted a few years ago, there was significant discussion with all of the taxing entities.

Commissioner Gregg Lewis moved to approve Resolution No. 2829, a resolution authorizing and directing the Mayor to execute an interlocal agreement with the Butler County Board of County Commissioners, Butler Community College, Unified School District #490, and Unified School District #375, to extend the Neighborhood Revitalization Program.

Commissioner Nick Badwey seconded the motion.

Gary Owen, 1655 Troon North, stated that he opposed the program because of government interference in free market. He felt that if there was need for new homes, they would be built without the program. He stated that he also felt that it put existing home owners at a disadvantage when selling their homes.

Motion carried 4 – 0.

PLACEMENT OF A STOP SIGN AT PINE AND STAR

Acting City Manager Scott Rickard stated that staff are requesting a stop sign at Pine Avenue where it intersects Star Street. He stated that a traffic study and review of accident history indicated congestion and it would be appropriate to place a stop sign to assist with that problem.

Commissioner Nick Badwey confirmed that it would stop traffic on Pine.

Acting City Manager Rickard stated that he was correct.

Commissioner Kendra Wilkinson clarified that traffic already stops several times on Pine, so it is expected.

Acting City Manager Rickard stated that it is.

Vice Mayor Chase Locke and Commissioner Badwey stated that they supported the stop sign and felt it was appropriate.

Commissioner Nick Badwey moved that Resolution No. 2830 a resolution pertaining to stop signs be approved.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 4 – 0.

DISCUSSION ITEM – NJCAA CROSS COUNTRY MEET AT PRAIRIE TRAILS

Jennifer Cook, Marketing Director, gave some background information on the upcoming cross country meet at Prairie Trails. She stated that in Fort Dodge Iowa, there were 750 hotel night stays and between \$112,000 and \$150,000 in direct spending.

Ms. Cook showed pictures of the course after the meet to show that there was no damage.

Ms. Cook stated that they hosted the Ollie Isom at the course today as a practice for the upcoming meet. She stated that there were 21 teams in the event, twice as many as previous years. She stated that the course was open until 2 p.m. for play and then closed for the event. She stated that they had approximately 200 spectators, 3 – 4 volunteers were placed at each green to make sure people did not damage them.

Ms. Cook estimated that there will be 65-75 teams and approximately 4-500 spectators. She stated that all greens will be roped off for this event as well as have volunteers to keep people off the greens. She stated that there will also be information in the program informing people of how to protect the greens.

Ms. Cook stated that Prairie Trails is ideal for hosting the cross country event because of the ground being easier than concrete or asphalt. It also allows the runners to make one loop instead of multiple loops. She showed examples of the course maps.

Commissioner Nick Badwey asked about the revenue sharing.

Acting City Manager Rickard stated that the city has purchased paint, stakes and rope for the meet. He stated that we also have some labor involved in getting the course ready. He stated that after the meet, they will discuss with the college the revenues and expenses and come up with a formula to share the revenues.

Ms. Cook stated that there is a spreadsheet showing revenues and expenses for each entity.

Commissioner Badwey asked if the event today will be part of that sheet.

Acting City Manager Rickard stated that it would be only for the national event.

Ms. Cook stated that the event today was primarily done by the college with the exception of mowing by the Prairie Trails staff.

Commissioner Badwey asked who purchased the paint.

Ms. Cook stated that the City purchased one large order of paint for both events and it will be part of that spreadsheet.

Commissioner Badwey confirmed that we will not know until the event is done.

Acting City Manager Rickard stated that we won't. He stated that he went out today to the event and a lot of people were there enjoying the course. He stated that packets were being sent to all of the teams discussing parking and lodging.

Ms. Cook stated that the packets have been sent out. She stated that they have information on hotels and amenities, registration and parking. She stated that today's event was larger than anticipated, the number of teams doubled over what was expected.

Commissioner Badwey asked what they charged for parking.

Ms. Cook stated that they charged \$5 which will be put in the revenue that gets divided up in the end. She stated that they will be charging \$10 for the national meet.

Commissioner Badwey asked if they would be able to park in the surrounding neighborhoods.

Acting City Manager Rickard stated that they will be able to do that. He stated that they have a lot of volunteers out ensuring that there is efficient use of parking and discouraging parking in residential areas. He stated that these two events will help us decide if we want to keep doing this in the future and help develop an agreement for future events.

Gary Owen, 1655 Troon North, asked how we are in this situation with no guaranteed revenue and possible damage to the course. He stated that it baffles him that the city would enter into an agreement like this.

Renee Frye, 4602 SW Kickapoo Rd, stated that she has attended several of these events and the revenue to the city is going to be phenomenal. She stated that the athletes are respectful of the areas and the people that support them are the same type of person. She stated that she hopes people will keep a positive attitude and give the event a chance to succeed.

Acting City Manager Rickard stated that Molly Denton called around to local hotels and they are booked for this event.

Vice Mayor Locke stated that this will be a learning experience but he has full confidence that the city staff and the college will make sure everything is taken care of. He stated that we are committed to the event, so let's give them the best we can and learn from any mistakes we make.

Commissioner Kendra Wilkinson stated that she did not doubt there would be bumps, but it was a good learning opportunity and a chance to work with our partners to make the event successful.

Ms. Cook stated that with this event and the bid for outdoor track and field at BG Stadium, she felt that it was an excellent start to a relationship with the NJCAA.

Vice Mayor Locke thanked all of the city staff for their work on the project.

DISCUSSION ITEM – 2016 BUDGET UPDATE

City Clerk Tabitha Sharp stated that a report was included in the packet showing the year to date budget. She stated that as staff had indicated during the budget process, expenses are higher than revenues and we have had some unexpected expenses, but staff are managing those to keep that within reason.

Vice Mayor Chase Locke stated that it does look a little tight, but they knew it was going to be. He stated that he appreciated senior staff managing it even more during the transition.

Commissioner Nick Badwey stated that he is confident in staff's ability to keep the expenses down.

Vice Mayor Locke thanked staff for the update.

Ms. Sharp stated that if they have questions, please let staff know. The quarterly report will be out in another two weeks, so if the public has questions, they can also come by or call and staff will answer them.

Tammy Schaffer, Finance Director, stated that transfers are done at the end of the year, so any funds that have unusually high expenses or revenues right now will probably change in the next two months.

NEW BUSINESS

Commissioner Nick Badwey stated that Locust Street is looking great. He told staff to let APAC know that they are doing a great job and have been respectful of the neighborhood.

Commissioner Kendra Wilkinson stated that her boards meet over the next month, so she did not have any reports.

Commissioner Gregg Lewis asked staff to discuss what is happening at BG Stadium.

Acting City Manager Scott Rickard stated that city staff are prepping the area for the Haverhill Beautification Project.

Vice Mayor Chase Locke reminded the community that the project is moving forward with private funding as opposed to funding from the three taxing entities.

Acting City Manager Rickard confirmed that private funding would be used for the sign.

Vice Mayor Locke thanked the Youth Commission for attending the meeting tonight.

Vice Mayor Locke asked if there was an update on the flooding downtown.

Acting City Manager Rickard stated that he has met with the property owner on the north side. The Building Official toured his property to see if it could be used.

Acting City Manager Rickard stated that staff are gathering data for the project and talking with an engineering company about a drainage study in a phased approach. He stated they are considering adding some more openings as a quick fix. He stated the second phase would be a retention system under Willies or the barber shop and the third phase would be a larger drainage project that would need a significant funding source.

Vice Mayor Locke thanked staff for their work on the project.

CITY MANAGER'S REPORT

Acting City Manager Scott Rickard stated that Public Works has received the salt and sand for the winter, so they are ready for any possible bad weather. He stated that Public Utilities are testing valves right now, so there may be some cloudiness in the water while things get moved through the system.

Acting City Manager Rickard stated that the committee met with the Disc Golf Designer last week and walked through the property. He stated that he spent the day there getting a feel for the property. He anticipates a conceptual design within the next three weeks.

Acting City Manager Rickard stated that the Fire Department is wrapping up fire prevention week. The Police Department was awarded a grant to pay half the cost of bullet proof vests.

Acting City Manager Rickard stated that the Department of Commerce was in town to discuss the CDBG project application last week. He stated that they mentioned there were six projects submitted and they have funding for six. He stated that we will hear from them hopefully in January.

Vice Mayor Chase Locke reminded citizens to rake their leaves so that they don't plug the storm drains.

EXECUTIVE SESSION

Commissioner Nick Badwey moved to recess into executive session for the purpose of discussing non-elected personnel and legal matters and to reconvene the regularly scheduled meeting at 8:05 p.m.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 4 – 0.

Vice Mayor Chase Locke called the meeting back to order at 8:06 p.m.

ADJOURNMENT

Commissioner Nick Badwey moved to adjourn the meeting at 8:07 p.m.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 4 - 0.

City Clerk Tabitha D. Sharp

Mayor Vince Haines