

EL DORADO CITY COMMISSION MEETING

February 6, 2017

The El Dorado City Commission met in a regular session on February 6, 2017 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, Acting City Manager Scott Rickard, City Attorney Ashlyn Lyndskog, Finance Director Tammy Schaffer, and City Clerk Tabitha Sharp.

VISITORS

Julie Clements	Butler County Times Gazette	El Dorado, KS
James Cook	719 Fredrick Dr	El Dorado, KS
Curt Zieman	128 N Vine	El Dorado, KS
Linda Jolly	El Dorado Inc.	El Dorado, KS
Kim Bell	Gillmore and Bell P.C.	El Dorado, KS
Olivia Haselwood	El Dorado Leader	El Dorado, KS

CALL TO ORDER

Mayor Vince Haines called the February 6, 2017 meeting to order.

INVOCATION

Mother Christine Gilson, Trinity Episcopal Church, opened the meeting with prayer.

PLEDGE OF ALLEGIANCE

Corrina Hoyt's 3rd Grade Class from Skelly Elementary led the Pledge of Allegiance.

PUBLIC COMMENT

Mayor Vince Haines opened the floor for public comment.

Linda Luce, 425 ½ S Summit, praised the police department for their work in the drug bust. She also requested that someone help her open a thrift store that is less expensive than the Salvation Army or Goodwill.

Acting City Manager Scott Rickard stated that staff could try and connect her with people that could help.

EXECUTIVE SESSION

Commissioner Nick Badwey moved to recess into an Executive Session for the purpose of discussing legal matters and matters pertaining to non-elected personnel, and to reconvene the regularly scheduled meeting in the City Commission room at 7:00 p.m.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

Mayor Vince Haines called the meeting back to order.

CONTRACT AUTHORIZATION

Commissioner Nick Badwey moved to authorize the Mayor to execute the City Manager contract between the City of El Dorado and David Dillner.

Commissioner Chase Locke seconded the motion.

Mayor Vince Haines stated that after four months working with a search firm, the City Commission has selected David Dillner, current City Manager from Abilene, Kansas. His anticipated start date will be March 6th.

Motion carried 5 – 0.

AUTHORIZATION FOR DETERMINATION OF DESCENT

City Attorney Ashlyn Lindskog stated the city needs to file for a clear title on a piece of property they have interest in.

Commissioner Gregg Lewis moved to authorize the Acting City Manager to file a determination of dissent on behalf of the City of El Dorado regarding property located at 303 S Emporia.

Commissioner Chase Locke seconded the motion.

Motion carried 5 – 0.

CONSENT AGENDA

Approval of the City Commission minutes from January 17, 2017 and Special City Commission Minutes from January 11, 12, 18, 21 and 27, 2017.

Approval of Appropriation Ordinance No. 01-17 in the amount of \$1,309,610.29.

Commissioner Chase Locke moved to approve the consent agenda as presented.

Commissioner Gregg Lewis seconded the motion.

Motion carried 5 – 0.

ADOPTION OF ORDINANCE FOR COMMUNITY IMPROVEMENT DISTRICT (CID)

Kim Bell, Gillmore and Bell P.C. stated that this is the last formal action the City Commission needs to take regarding the petition they received to initiate a CID at 2701 W Central.

Ms. Bell stated that we are required by statute to hold a public hearing and then pass an ordinance to create the district.

Ms. Bell stated that it will be a one percent sales tax on all retail sales within the district to offset costs with upgrading the building. She stated that the tax will begin in July and be effective for 22 years.

Ms. Bell stated that the tax will be approximately \$588,000 but the project is a little over \$2,000,000.

Commissioner Kendra Wilkinson clarified that the building would be added on to.

Acting City Manager Rickard stated that the existing space was be refinished, not being added on to.

Mayor Vince Haines opened the public hearing.

There were no comments.

Mayor Vince Haines closed the public hearing.

Commissioner Nick Badwey moved to approve Ordinance No. G-1237, an ordinance authorizing the creation of the Guffey Zumwalt Properties Community Improvement District in the City of El Dorado, Kansas, the reimbursement of certain economic development project costs incurred within said district, the imposition of a community improvement district sales tax to be collected within said district, and the execution of a development agreement related to said district.

Commissioner Kendra Wilkinson seconded the motion.

ROLL CALL VOTE

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

PROJECT NO. 488 – PAVING OAK STREET (7TH TO 12TH)

Acting City Manager Scott Rickard stated that staff and legal counsel are advising the Commission to repeal the Resolution that created this project. After it is repealed, staff will send a letter to all property owners within the district informing them of the repeal and telling them that if they wish to reapply, they can contact the Engineering office.

Commissioner Gregg Lewis stated that he would abstain from the discussion because his place of work is within the district.

Mayor Vince Haines asked if staff could expand on the issue.

Acting City Manager Rickard that there was a protest filed on the project and upon reviewing the signatures, it appears that they are sufficient to stop the project.

Commissioner Chase Locke moved that Resolution No. 2838, a resolution repealing Resolution No. 2817 determining the advisability of the making of certain internal improvements for the City of El Dorado, Kansas (street improvements/Oak Street - project 488).

Commissioner Nick Badwey seconded the motion.

Motion carried 4 – 0 (Commissioner Lewis abstained).

NEW BUSINESS

Commissioner Chase Locke asked if there was an ordinance regarding the feeding of stray cats.

Acting City Manager Scott Rickard stated that there is one that states you may only feed your animals.

Commissioner Gregg Lewis stated that the housing committee met recently. He stated that there are 719 deteriorating housing units and 176 that are considered dilapidated. He stated that five have been orange tagged by the city and 7 are slated for demolition.

Commissioner Gregg Lewis moved to transfer \$13,000 from economic development to the building demolition fund so that the City Manager may purchase and demolish more of these properties so that they can be resold for redevelopment.

Acting City Manager Rickard asked if the motion could be amended to state funds from the general fund of the City of El Dorado so that we do not over extend the economic development fund if the funds are not there.

Commissioner Lewis amended his motion to state that the funds could be moved from the general fund.

Commissioner Nick Badwey seconded the motion.

Commissioner Kendra Wilkinson asked if the money was available.

Acting City Manager Rickard stated that we will not spend the money if it is not available.

Mayor Haines confirmed that these are properties that we own now.

Acting City Manager Rickard stated that they were not, it would be for properties that we recognize throughout the year as beyond repair.

Mayor Haines confirmed that the funds are for just demolition.

Acting City Manager Rickard stated that it was also for acquisition. He stated that last year, the budget was exceeded with the permission of the Commission. He stated that we will manage the money and only spend it if available.

Mayor Haines confirmed that this is just the acknowledgement of a change in allocation. He asked if this is something they should consider for future budgets.

Acting City Manager Rickard stated that it is something that we will discuss in the future.

Mayor Haines asked if we are getting these properties in tax auctions or through negotiation with the land owners.

Acting City Manager Rickard stated that it is typically through negotiation with land owners who do not want to deal with demolition or repair.

Commissioner Locke asked if there was anything pending or immediate that caused the motion.

Commissioner Lewis stated that it was discussed in the housing committee and so he decided to make the motion.

Mayor Haines asked if there was a targeted area for this program or if it was scattered throughout the city.

Acting City Manager Rickard stated that it began with properties primarily in the flood plain to help with our FEMA rating. He stated that staff have since reached out into the core of the community and acquired more.

Commissioner Lewis asked how many had been torn down.

Acting City Manager Rickard stated that he would provide a map to the Commission. He stated only two of them were in the core to his knowledge such as the one they voted on earlier tonight.

Commissioner Badwey stated that it has the opportunity to be a good project in the future.

Acting City Manager Rickard stated that some of the older platted areas have less stringent set back requirements and so they can be re-developed.

Motion carried 5 – 0.

Commissioner Lewis stated that El Dorado Inc. had its annual meeting on Thursday afternoon and elected new board members. He stated that the open house for the Star Street project is on Tuesday from 11 to 1.

Mayor Haines stated that the Friends of the Library have their book sale coming up. Main Street is beginning their work for the 2017 year. He attended the municipal day with the Kansas Legislature where he was able to learn about some of the items that will effect cities in the near future.

Mayor Haines stated that the tax lid was a hot topic as well as the concealed carry law. He stated that the tax lid would likely not be repealed, but might be altered some. He asked if there had been any policy discussion regarding concealed carry among staff.

Acting City Manager Rickard stated that it became law last July and so the city has only required that employees keep the weapon on them at all times.

Commissioner Lewis asked what the income would be for the MIH housing.

Acting City Manager Rickard stated that it is 150% of the median income.

Commissioner Lewis asked if the units were for sale or rent.

Mayor Haines stated that they are for rent.

Acting City Manager Rickard stated that other MIH grant properties can be for sale.

CITY MANAGER'S REPORT

Acting City Manager Scott Rickard stated that Butler Athletics presented Prairie Trails with a check for \$1,000 for their assistance with the cross country meet last fall. He stated that staff are working to apply those funds to something at Prairie Trails. He stated that in addition to that, all of our costs were covered.

Acting City Manager Rickard stated that staff received news that KDOT will be accepting projects for 2019. He stated that the funding levels are now higher than they were before the program was suspended.

Acting City Manager Rickard stated that the light poles should be going up at the boys' fields soon, the re-alignment has been completed.

Acting City Manager Rickard stated that there are two paving projects out for bid, Griffith and Locust and Central from Jones to Summit.

Mayor Vince Haines asked if there was an update on disc golf.

Acting City Manager Rickard stated that they received another revised alignment. He stated that the designer wants to be present while it is staked. Our crews will do some flagging work this week, we have a quote from a local vendor to upgrade the bridges and a local vendor won the concrete bid as well.

ADJOURNMENT

Commissioner Nick Badwey moved to adjourn the meeting at 7:35 p.m.

Commissioner Chase Locke seconded the motion.

Motion carried 5 – 0.

City Clerk Tabitha D. Sharp

Mayor Vince Haines