

EL DORADO CITY COMMISSION MEETING

August 21, 2017

The El Dorado City Commission met in a regular session on August 21, 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, City Attorney Ashlyn Lindskog, City Manager David Dillner, City Engineer Scott Rickard and City Clerk Tabitha Sharp.

VISITORS

Linda Jolly	El Dorado Inc.	El Dorado, KS
Rodney and Tammy Schaffer	430 Meadowlark Dr	El Dorado, KS
James Cook	719 Fredrick Dr	El Dorado, KS
Curt Zieman	128 N Vine	El Dorado, KS
Kevin Wishart	220 E 1 st	El Dorado, KS
Haley Remsberg	220 E 1 st	El Dorado, KS
Jacque Roberts	349 Marmaton Rd	El Dorado, KS
Heather Ward	2608 W 3 rd	El Dorado, KS
Scott and Carol Haigler	400 Meadowlark Dr	El Dorado, KS
Melody Curnutt	410 Meadowlark Dr	El Dorado, KS
Dominique Funk	415 Sunflower Dr	El Dorado, KS
Teri Bowlin	647 Norris	El Dorado, KS
Travis and Carissa Pierce	405 Sunflower Dr	El Dorado, KS
Jeremy Costello	Butler County Times Gazette	El Dorado, KS
Joe & Kristi Haag and Sons	1001 S Emporia	El Dorado, KS
Anthony, Baldwin and Sharon Haag		Augusta, KS
Matt Vogelman	410 N Sunflower	El Dorado, KS
James and Christina Richard	440 N Meadowlark Dr	El Dorado, KS
Travis Unruh	425 N Sunflower	El Dorado, KS
David Casper and Hannah Booth	415 Norris	El Dorado, KS
Jeff Pritchard	205 Fiddler's Creek	Valley Center, KS
Susie Carson	El Dorado Chamber	El Dorado, KS
Emily Connell	El Dorado Main Street	El Dorado, KS
El Dorado Fire Department		El Dorado, KS

CALL TO ORDER

Mayor Vince Haines called the August 21, 2017 meeting to order.

INVOCATION

Reverend Corey Landreth, Real Life Church, opened the meeting with prayer.

PLEDGE OF ALLEGIANCE

The City Commission led the Pledge of Allegiance.

PERSONAL APPEARANCE

City Clerk Tabitha Sharp swore in new Fire Chief Joe Haag.

Captain Tony Yaghjian lead the badge pinning ceremony.

PUBLIC COMMENT

Mayor Vince Haines opened the floor for public comment.

James Richard, 440 N Meadowlark, stated that he feared that housing of this sort will decrease the home values.

Melody Curnutt, 410 Meadowlark Dr, stated that she hoped they would take into consideration the valuations of nearby homes before passing this.

Teri Bowlin, 647 Norris, stated that she hoped that they would not pass this because it will cause a lot more traffic and noise.

Travis Pierce, 405 Sunflower, stated that he agreed with the opinions of others and hoped that it would not be low income housing.

Scott Haigler, 400 Meadowlark Dr, stated that he attended the Planning Commission meeting and they had already made up their mind. He stated that he hoped they could table this until it could be more widely published.

Hannah Booth, 415 Norris, stated that she agreed with the others.

Dominique Funk, 415 Sunflower Dr, stated that he hoped they would keep in mind the feel of the area.

Travis Unruh, 405 Sunflower Dr, stated that it is quiet and peaceful, he didn't think that the rezoning would be a good addition to the area.

Rodney and Tammy Schaffer, 430 Meadowlark Dr, stated that they understood the benefit for the city to build on the empty lots. She stated that they didn't feel that the citizens had the information needed to go to the Planning Commission. She stated that the fear is that there would be low income rentals.

Carol Haigler, 400 Meadowlark Dr, stated that it was a very short meeting at the Planning Commission, she stated that the multi-family homes were not the problem, they fear the decrease in property values if the housing is income based.

EL DORADO CITY COMMISSION MEETING

August 21, 2017

Christina Richard, 440 Meadowlark, stated that she felt that it would be a strain on the resources in the area. She also stated that she would like to see a park in the area because there are no parks west of Haverhill.

Heather Ward, 2608 W 3rd, stated that she echoed what the others were saying.

David Casper, 415 Norris St, stated that he was concerned about crime rates going up.

CONSENT AGENDA

Approval of the City Commission minutes from August 7, 2017 and the July 12, 2017 and August 16, 2017 Special City Commission Minutes.

Approval of Resolution No. 2848, a Resolution allowing the temporary sale of alcoholic liquor for Oktoberfest.

Appointment of Kelly Tetrick to the Planning Commission for a term to expire May 1, 2019.

Commissioner Gregg Lewis moved to approve the consent agenda as presented.

Commissioner Nick Badwey seconded the motion.

Motion carried 5 – 0.

OLD BUSINESS

There was no old business.

NEW BUSINESS

APPLICATION TO REZONE 13 LOTS IN THE GRILER ADDITION

Scott Rickard, City Engineer, stated that the Planning Commission met on July 27th to review an application to rezone 13 lots in the Griler Addition from R-1 Low Density to R-2 and R-2, Multi Family. He stated that the lots will be either duplexes or tri-plex. He stated that these lots would not be adequate for a higher density apartment complex. He stated that the Griler Addition is surrounded by many uses, so the mixed use fits this as a transitional area.

Mr. Rickard stated that there are constraints on development in this subdivision. The area is surrounded by active oil pipelines, the area to the northwest will have to be replatted because of this.

Commissioner Kendra Wilkinson asked how many lots are available.

EL DORADO CITY COMMISSION MEETING

August 21, 2017

Mr. Rickard said that there are 13 undeveloped, buildable lots. He stated that there are 12 developed.

Commissioner Wilkinson stated that they can't develop anymore after that.

Mr. Rickard said that without development such as utility extension they cannot develop any further.

Commissioner Nick Badwey asked how notifications are done.

Mr. Rickard said that 400 feet in any direction from the development.

Commissioner Chase Locke asked if the opportunity to speak is clear in the letter or if the Planning Commission could do better during their public hearing. He stated that he would like to see the issue returned to the Planning Commission so that they can have a lengthier conversation.

Commissioner Gregg Lewis asked if the developer was here and would be willing to speak.

Jeff Pritchard, 205 Fiddler's Creek, Valley Center, stated that he is the owner operator of the units. He stated that they are going to be three bedroom two bath duplexes, two car garage, 900 per month, and they take care of the yards.

Commissioner Lewis asked if they plan to landscape from Third Avenue.

Mr. Pritchard stated that he has permission to put up cedar screening.

Commissioner Lewis asked what he had in mind for the R3.

Mr. Pritchard stated those would be two bedroom two bath and rent for \$725 per month. He stated that they background check everyone and do not rent to felons, child predators or others like that.

Commissioner Wilkinson stated that these fit the housing needs.

Mr. Rickard stated that is exactly what they are after, to fit the housing needs and encourage development. He stated that these are what our community needs right now. Nick asked if he had a website.

Mr. Pritchard stated that he did.

Mr. Rickard reiterated that the Commission is looking at land use tonight only, but staff have toured the property and it is well kept and good construction.

Commissioner Locke stated that there was a disconnect in the public hearing.

Commissioner Badwey asked if the Commission sent it back to the Planning Commission, how far back would it set the project.

Mr. Rickard stated that they would have to give a specific reason.

Mr. Pritchard stated that if the project is put off any longer, he will have to find another area because of his funding.

Commissioner Wilkinson stated that Mr. Pritchard has addressed the questions.

Commissioner Badwey stated that the two main concerns he heard were that it would be apartment housing and low income and it is apparent that neither of those is the case.

Commissioner Lewis asked if there would be a park later on.

Mr. Rickard stated that there was a park scheduled in this area in the CIP.

Matt Vogelmann, 410 Sunflower, asked what would be done with Norris because it was gravel.

Mr. Rickard stated that it is in the CIP to be improved.

Commissioner Nick Badwey moved to approve Case No. 17-008-REZ, requesting a rezoning of certain lots in Griler Addition to R-3 Medium Density Residential District and that Ordinance No. G-1261 be approved.

Commissioner Kendra Wilkinson 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	No

Commissioner Nick Badwey moved to approve Case No. 17-009-REZ, requesting a rezoning of certain lots in Griler Addition to R-2 Multiple Family Dwelling District and that Ordinance No. G-1262 be approved.

EL DORADO CITY COMMISSION MEETING

August 21, 2017

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	Yes
Position No. 1	Commissioner Chase Locke	No
Position No. 2	Commissioner Gregg Lewis	Yes

2018 BUDGET PUBLIC HEARING

City Manager David Dillner reviewed the 2018 Proposed Budget. He provided the City Commission with a look at a 3, 4 and 5 mill levy increase.

Public Hearing

Mayor Vince Haines opened the public hearing for comments.

There were no comments.

Commissioner Gregg Lewis moved to approve the 2018 Budget as published.

Commissioner Nick Badwey seconded the motion.

Motion carried 4 – 1 (Commissioner Kendra Wilkinson voted against).

FINANCIAL POLICY ADOPTION

City Manager David Dillner stated that staff have proposed changes to the financial policies to not only ensure that we are compliant with auditing standards, but to also establish updated guidelines for financial management.

Commissioner Chase Locke moved to approve Resolution No. 2849, a Resolution providing financial policies for the City of El Dorado, Kansas.

Commissioner Gregg Lewis seconded the motion.

Motion carried 5 – 0.

APPROVAL OF MIH PARAMETERS

Linda Jolly, El Dorado Inc., stated that a request for proposals from interested developers were due at noon on the 15th. She stated that the pre-applications have been placed in a rubric for the Commission's review.

Ms. Jolly reviewed the applications received. She stated that the housing committee is requesting \$190,000 for one application. She stated that the funds would be allocated first to units to be sold and then to rental homes. She stated that with approval provided by the City Commission, the application will be ready for the next meeting. She stated that the award will not be given until December.

There was agreement amongst the Commission to support the application on the basis that they concentrate on single family housing and infill.

CONFLICT OF INTEREST POLICY FOR THE EMERGENCY SHELTER GRANT

Tammy Schaffer, Finance Director, stated that we need a generic Conflict of Interest Statement for use in the Emergency Shelter Grant. The City serves as a pass through agency for the Safe House and the Homeless Initiative.

City Clerk Tabitha Sharp stated that the City has had this policy already, but it was specific to the Community Development Block Grant. She stated that staff just removed that specific language and now the policy is more general.

Commissioner Gregg Lewis moved to approve the policy regarding Conflict of Interest and Sanctions.

Commissioner Nick Badwey seconded the motion.

Motion carried 5 – 0.

REPORTS

CITY COMMISSION

Commissioner Kendra Wilkinson stated that the fly-in at the airport was successful. She stated that the Disc Golf Course grand opening was the same date. The CVB is working on the Oktoberfest event.

Commissioner Nick Badwey reminded citizens that school is back in session and asked them to please keep an eye out for kids walking to school.

EXECUTIVE SESSION

Commissioner Nick Badwey moved to recess into executive session pursuant to the attorney client privilege exception under K.S.A. 75-4319b)(2), to discuss pending legal matters and to reconvene the regularly scheduled meeting at 8:30 p.m. in the City Commission Room.

Commissioner Kendra Wilkinson seconded the motion.

EL DORADO CITY COMMISSION MEETING

August 21, 2017

Motion carried 5 – 0.

Mayor Vince Haines joined the Executive Session at 8:15 p.m. after discussion regarding an issue with which he had a conflict of interest was complete.

Mayor Vince Haines called the meeting back to order at 8:32 p.m.

Vice Mayor Chase Locke stated that after discussion in Executive Session, the Commission is ready to take action on an issue. He stated that he would entertain the motion because it was a conflict of interest for the Mayor.

Commissioner Nick Badwey moved to authorize the City Manager to sign a contract with BG Products.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 4 – 0 (Mayor Haines abstained because of a conflict of interest).

ADJOURNMENT

Commissioner Nick Badwey moved to adjourn the meeting at 8:33 p.m.

Commissioner Chase Locke seconded the motion.

Motion carried 5 – 0.

City Clerk Tabitha D. Sharp

Mayor Vince Haines