

EL DORADO CITY COMMISSION MEETING

February 19, 2018

The El Dorado City Commission met in a regular session on February 19, 2018 at 6:30 p.m. in the Commission Room with the following present: Mayor Vince Haines, Commissioner Matt Guthrie, Commissioner Nick Badwey, Commissioner Kendra Wilkinson, and City Manager David Dillner, City Engineer Scott Rickard and City Clerk Tabitha Sharp. Absent: Commissioner Gregg Lewis and City Attorney Ashlyn Lindskog.

VISITORS

Levi Yager	Butler County Times Gazette	El Dorado, KS
Brad Meyer	222 E 2 nd	El Dorado, KS
Kevin Wishart	220 E 1 st	El Dorado, KS
Ken and Kyle Huffman	6861 SW 18 th	El Dorado, KS
James Cook	719 Fredrick Dr	El Dorado, KS
Cheryl Acuff	1420 W 6 th Ave	El Dorado, KS
Tim Baker	128 N Vine	El Dorado, KS
Keith Lawing	REAP	Wichita, KS

CALL TO ORDER

Mayor Vince Haines called the February 19, 2018 meeting to order.

INVOCATION

Mark Somerville, Family Worship Center, opened the meeting with an invocation.

PLEDGE OF ALLEGIANCE

The City Commission led the Pledge of Allegiance.

RECOGNITION

Kyle Huffman was presented with an award for his construction of a Gaga Ball Pit in North Main Park.

PUBLIC COMMENT

Mayor Vince Haines opened the floor for public comment.

There were none.

CONSENT AGENDA

Approval of the City Commission Minutes from February 5, 2018.

Approval of Appropriation Ordinance No. 01-18 in the amount of \$1,564,717.54.

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Approval of the following appointments:

Advisory Board	Term	Appointee
Board of Appeals/Code Review	Feb 2018-Dec 2019	Robbie Pollard
Board of Appeals/Code Review	Feb 2018-Dec 2021	Eddie Dean Jr.
El Dorado Inc.	Feb 2018-Dec 2021	Vince Haines Stacy Guthrie Chase Locke
CTC	Feb 2018-Dec 2019	Perry Schuckman
Sales Tax Committee	2018	Andy Waller Josh Hall Stacy Guthrie Dan Davis Patrick Todd Wendy Wilkinson David Stewart

Commissioner Nick Badwey moved to approve the consent agenda as presented.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 4 – 0.

NEW BUSINESS

REGIONAL ECONOMIC AREA PARTNERSHIP (REAP) PRESENTATION

Keith Lawing, Regional Economic Area Partnership, discussed the purpose of REAP. He also discussed how REAP will be moving forward to affect local business, industry and politics over the next year.

APPLICATION TO REZONE 2058 SE HIGHWAY 54

City Engineer Scott Rickard stated that we have received a request to rezone this property from Agricultural Residential to an R-3 Multiple Family Dwelling District. The property is within the City's growth area. The Planning Commission voted to approve the application 5 – 0.

Commissioner Matt Guthrie asked what the change was for.

Mr. Rickard stated that it would help facilitate future use as well as the current plan.

Commissioner Nick Badwey moved to approve Case No. 18-001-REZ, requesting a rezoning of 2058 SE Highway 54 to R-3 Multiple Family Dwelling District and that Ordinance No. G-1270 be approved.

Commissioner Kendra Wilkinson seconded the motion.

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ROLL CALL VOTE

Position No. 1	Commissioner Matt Guthrie	Yes
Position No. 2	Commissioner Gregg Lewis	Absent
Position No. 3	Commissioner Nick Badwey	Yes
Position No. 4	Commissioner Kendra Wilkinson	Yes
	Mayor Vince Haines	Yes

ZONING ORDINANCE AMENDMENT

City Engineer Scott Rickard stated that staff are requesting an increase for the fees for rezoning, SUP's, and variance fees from \$100 to \$150. The Planning Commission has recommended approval of the increase. He stated that the increase is intended to cover costs associated with publication for these items.

Commissioner Matt Guthrie asked if this was enough compared to other cities.

Commissioner Nick Badwey asked if we would have to revisit this in a year or if staff were confident that it would cover the costs for some time.

Mr. Rickard stated that currently our larger publication costs run around \$115, so there is room to grow. He stated that the Planning and Zoning Coordinator is in the process of reviewing the zoning code and ensuring that we are taking care of items that need to be removed and costs that need to be increased.

Mayor Vince Haines stated that he was comfortable with moving it to \$150 if staff are going to keep an eye on the costs.

Mayor Vince Haines moved to approve the proposed zoning amendments, increasing rezoning, SUP and variance fees to one hundred fifty dollars and that Ordinance No. G-1271 be approved.

Commissioner Matt Guthrie seconded the motion.

ROLL CALL VOTE

Position No. 2	Commissioner Gregg Lewis	Absent
Position No. 3	Commissioner Nick Badwey	Yes
Position No. 4	Commissioner Kendra Wilkinson	Yes
	Mayor Vince Haines	Yes
Position No. 1	Commissioner Matt Guthrie	Yes

REFUSE ORDINANCE AMENDMENT

City Manager David Dillner stated that the proposed ordinance will increase the refuse fees \$1 which staff believe will be sufficient to cover the increase costs for recycling.

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City Clerk Tabitha Sharp stated that the Ordinance will be effective March 1st and be seen by the citizens on their April utility bill.

Commissioner Nick Badwey moved to approve Ordinance No. G-1272, an Ordinance amending Chapter 8.04 of the municipal code pertaining to refuse collection and disposal rates.

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 Matt Guthrie	Yes
Position No. 2	Commissioner Gregg Lewis	Absent

INDUSTRIAL PARK MASTER PLAN

City Engineer Scott Rickard stated that there is approximately 280 acres west of the turnpike that the City and their partners wish to see developed. He stated that as we recruit prospects for this site, we need to understand the infrastructure needs, entrances, exits, access to the turnpike, and utility needs. He stated that it is difficult now to have a plan to present to these prospects, and so this plan will provide those items.

Mr. Rickard stated that after interviewing six candidates, PEC was selected as the best source for the plan. He stated that funding for our half of the plan will come from the Industrial Mill Levy. El Dorado Inc. has agreed to pay half of the costs which is \$40,650.

Commissioner Matt Guthrie asked what discussions were held prior.

Mr. Rickard stated that there was reluctance to spend money on bare ground. He stated that this will help us market that property better.

Mayor Vince Haines stated that this doesn't approve any work to be done on the property, but it allows us to see what road blocks might be in place prior to visiting with future prospects.

Mr. Rickard stated that understanding the costs will help us better choose a prospect that brings enough jobs and investment to our community. He stated that this will help us begin our growth to the west.

Commissioner Guthrie asked what the turnaround time was.

Mr. Rickard stated that it would be within the year, the City Manager will provide updates until it is completed.

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Commissioner Matt Guthrie moved to allow the City Manager to sign the contract with PEC for the development of a Master Plan for the Industrial park west of the turnpike.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 4 – 0.

REPORTS

CITY COMMISSION

Commissioner Kendra Wilkinson stated that she has met with the Youth Commission, they worked with the Fire Department learning to use fire extinguishers. They are also discussing a community clean-up project.

Commissioner Nick Badwey expressed condolences to the Chase and Naill families.

Commissioner Matt Guthrie stated that the CTC board discussed the decrease in bed tax. He stated that they are also looking at increases in fees for the Civic Center and Train Depot.

Commissioner Guthrie encouraged citizens to be informed of the tethering law for animals. He stated that animals are not allowed to be tethered for more than an hour and the Commission has encouraged staff to look into animals that are being tethered too long.

Commissioners Badwey and Guthrie wished Commissioner Lewis a speedy recovery from his eye surgery.

Commissioner Guthrie stated that Scott Rickard did a good job presenting information on the drainage study at the Main Street meeting last week.

CITY MANAGER

City Manager David Dillner stated that he has attended a few of the partner meetings recently and the same conversation keeps occurring. He stated that he believes it is time for the city to facilitate a meeting with the partners so that everyone can understand what their responsibilities are.

City Manager Dillner stated that city staff met with the Butler County Youth Livestock group. They are interested in building an arena in our community. They have recently settled on building an arena in our business park near the turnpike. He stated that they are discussing how to move forward. He stated that discussion has been held regarding the old Honor Camp, but there is significant cost involved in raising the buildings and a discussion with the Corp must be had in order to approve use of the property.

City Manager Dillner stated that the Police Department has five open positions with two conditional offers out. He encouraged interested individuals to apply with the City.

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Mayor Vince Haines asked if the \$30,000 granted to the arena group had been spent.

City Engineer Scott Rickard stated that the 4-H group is interested in a one-use facility and that is not what the City had in mind when the money was granted, so the money has not been released.

Mayor Haines asked if staff are maintaining conversations with the County to understand what the goals were.

City Manager Dillner stated that he had spoken to County Manager Will Johnson, but they have not gotten all of the groups together to discuss the project.

Mr. Rickard stated that the groups understand that if a larger regional facility is built, money will have to be raised to fund the project.

Mayor Haines asked if the City agreed that the Honor Camp property was a good place for this project.

Mr. Rickard stated that there are some infrastructure concerns.

Mayor Haines asked if the space would be annexed.

Mr. Rickard stated that there was not currently a plan because there is no benefit in doing so. He stated that we are not 100% sure of what the vision of the 4-H board is. He stated that he felt they would communicate throughout.

ADJOURNMENT

Commissioner Nick Badwey moved to adjourn the meeting at 7:34 p.m.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 4 – 0.

City Clerk Tabitha D. Sharp

Mayor Vince Haines