

EL DORADO CITY COMMISSION MEETING

August 20, 2018

The El Dorado City Commission met in a regular session on August 20, 2018 at 6:30 p.m. in the Commission Room with the following present: Mayor Vince Haines, Commissioner Matt Guthrie, Commissioner Gregg Lewis, Commissioner Nick Badwey, Commissioner Kendra Wilkinson, City Manager David Dillner, City Engineer Scott Rickard and City Clerk Tabitha Sharp. Absent: City Attorney Ashlyn Lindskog.

VISITORS

Tammy Schaffer	220 E 1 st	El Dorado, KS
Curt Zieman	128 N Vine	El Dorado, KS

CALL TO ORDER

Mayor Vince Haines called the August 20, 2018 meeting to order.

INVOCATION

Reverend Mickey McCorkle, Trinity United Methodist Church, opened the meeting with an invocation.

PLEDGE OF ALLEGIANCE

The City Commission led the Pledge of Allegiance.

PUBLIC COMMENT

Mayor Vince Haines opened the floor for public comment.

PERSONAL APPEARANCE

Tabitha Sharp, Holly Frontier Western Celebration Chair, invited the City Commission and citizens to the festival coming this weekend.

CONSENT AGENDA

Appointment of Gregg Lewis to the K254 Corridor Committee.

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

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

SALES TAX ALLOCATION TO THE ELKS LODGE

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City Manager David Dillner stated that the Excess Sales Tax Committee had appropriated funds to the Elks Lodge for the purpose of constructing a new building. The Elks Lodge has requested that they use the funds on remodeling an existing building. They had requested six months to complete the purchase process. In that time, the Elks Lodge has had some difficulty getting approved by the Fire Department due to an issue with the sprinkler system requirement.

Commissioner Matt Guthrie moved to grant a six month extension to the Elks Lodge contingent on conditions listed in the March 2018 minutes.

Commissioner Gregg Lewis seconded the motion.

Motion carried 5 – 0.

PROJECT NO. 538 – SIDEWALKS 100 BLOCK OF WEST OLIVE AVENUE

City Engineer Scott Rickard stated that the property owner at the 323 S Main has requested a repair to the sidewalk and curb and gutter along his property. He stated that the project will be funded entirely by the benefit district through a ten year assessment.

Mr. Rickard stated that the City will take on some of the cost for removal of old sidewalk and curb and gutter per policy, he stated that the removal portion will be paid for by sales tax.

Commissioner Matt Guthrie asked what the purpose of this project was.

Mr. Rickard stated that the sidewalk is in very bad shape and having the property owner request it saves the City from the task of initiating it.

Commissioner Nick Badwey moved that Resolution No. 2863 a resolution determining the advisability of the making of certain internal improvements in the City of El Dorado, Kansas; making certain findings with respect thereto; and authorizing and providing for the making of the improvements in accordance with such findings (sidewalk improvements/project 538).

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

EL DORADO INC. MOU AND WORK PLAN

City Manager David Dillner reviewed the contract with El Dorado Inc.

Commissioner Gregg Lewis moved to direct the Mayor to sign the Memorandum of Understanding with El Dorado Inc.

Commissioner Matt Guthrie seconded the motion.

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Commissioner Gregg Lewis moved to direct the City Manager to sign the Work Plan provided by El Dorado Inc.

Commissioner Matt Guthrie seconded the motion.

Motion carried 5 – 0.

INDUSTRIAL REVENUE BOND AND CONSTITUTIONAL TAX ABATEMENT POLICY

City Manager David Dillner reviewed the proposed policy.

City Manager Dillner stated that in addition to those items, businesses can receive an additional 5% if they are located in one of the targeted areas.

City Manager Dillner stated that they want to reserve a portion of the abatement for infrastructure needs in relation to the project.

City Manager Dillner stated that changes to the fees included

Commissioner Kendra Wilkinson confirmed that oil and gas was included.

City Manager Dillner stated that he added it after the work session because it was mentioned and he did not include it in the first draft.

City Manager Dillner stated that the City Commission has the ability to waive any and all requirements in the event that there is an opportunity available that they do not want to lose.

Commissioner Matt Guthrie asked if this replaced an existing policy.

City Manager Dillner stated that there was an existing policy, but it is not specific.

Commissioner Nick Badwey moved to approve Resolution No. 2864, a Resolution establishing an IRB/Tax Abatement policy and to repeal Resolution No. 2475 and any other Resolution in conflict herewith.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

REPORTS

CITY COMMISSION

Commissioner Nick Badwey stated that he has noticed a lot of residents blowing grass into the streets. He stated that with all of the rain, it is all going down the storm drains. He reminded residents to blow the grass back into their yards after they mow.

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Commissioner Gregg Lewis asked if the water in front of the Holiday Inn is owned by the City.

City Engineer Scott Rickard stated that it is owned by the City. He stated that it is a designated wetland that was constructed when another wetland had to be removed for the business park.

City Engineer Rickard stated that we cannot mow within so many feet of the pond.

Commissioner Lewis asked if we could get the water moving to make it better.

Mayor Vince Haines stated that the green was part of the wetland designation.

City Engineer Rickard stated that a few years ago, the copper was stolen and we have not been able to replace it.

Mayor Haines asked if we could move the wetlands there to another area because it is part of our entrance.

City Engineer Rickard stated that they could look into it.

Commissioner Wilkinson asked if there was a sign out there identifying the area.

City Engineer Rickard stated that there was.

Commissioner Wilkinson stated that the lack of water movement just makes it look stagnant.

City Engineer Rickard stated that he can ask about the fountain again.

Commissioner Matt Guthrie asked where the area was that the Engineers were looking at.

City Engineer Rickard stated that it was to the west of the turnpike.

Commissioner Guthrie asked who owns the piece to the north.

City Engineer Rickard stated that Grizzly Development owns it. City staff have been working with them in hopes that it can be developed.

Commissioner Guthrie asked if the road was going to change that is going to the new BG building.

City Engineer Rickard stated that it was as part of the Oil Hill project.

Mayor Haines stated that the BG ground breaking is on Thursday for the new facility. He stated that there is a realtor's meeting coming up to discuss the housing market. The City will

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also receive an EDA (Economic Development Administration) site tour soon, they will be reviewing the BG/Barton project and be using it as a model for others.

CITY MANAGER

City Manager David Dillner stated that on September 14th at 9 a.m., there will be a meeting in the City Commission room to discuss downtown parking lots and dumpsters. He stated that staff will be hearing from the public to understand questions and concerns regarding those issues.

City Manager Dillner stated that he encouraged members of the public to become active in the K254 Corridor Association. He stated that interested individuals can call City Hall to get more information.

City Manager Dillner asked the Commission to think of topics for their joint meeting with the Butler County Commission and El Dorado Inc. prior to the next work session.

Commissioner Gregg Lewis asked if we could request an additional exit on Ohio Street as part of the 254 corridor meetings.

City Engineer Scott Rickard stated that they have been part of the group and will be included in all future discussions.

ADJOURNMENT

Commissioner Nick Badwey moved to adjourn the meeting at 7:12 p.m.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

City Clerk Tabitha D. Sharp

Mayor Vince Haines