

EL DORADO CITY COMMISSION MEETING

September 17, 2018

The El Dorado City Commission met in a regular session on September 17, 2018 at 6:30 p.m. in the Commission Room with the following present: Mayor Vince Haines, Commissioner Gregg Lewis, Commissioner Matt Guthrie, Commissioner Nick Badwey, Commissioner Kendra Wilkinson, City Manager David Dillner, City Attorney Ashlyn Lindskog, City Engineer Scott Rickard and City Clerk Tabitha Sharp.

VISITORS

John Waltner	Regional Economic Area Partnership	
Sarah Steele	Gilmore & Bell	Wichita, KS
Mitch Walter	Gilmore & Bell	Wichita, KS
Linda Jolly	El Dorado Inc.	El Dorado, KS
Deanna Bonn	BU CO Times Gazette/Everyday El Dorado	El Dorado, KS
Christine Gilson	1305 Park Ave	El Dorado, KS
Curt Zieman	128 N Vine	El Dorado, KS
Wade Wilkinson	1100 S Denver	El Dorado, KS
Sonja & Tim Fritsche	1305 S Emporia	El Dorado, KS

CALL TO ORDER

Mayor Vince Haines called the September 17, 2018 meeting to order.

INVOCATION

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

PLEDGE OF ALLEGIANCE

The City Commission led the Pledge of Allegiance.

PERSONAL APPEARANCE

John Waltner, Regional Economic Area Partnership (REAP), talked about the role of REAP in our area. He stated that they appreciate the City of El Dorado's engagement in the group. He reviewed the goals of the organization and how they affect our region. He encouraged the City Commission to attend the meeting on October 18th at the Hughes Metroplex and the Economic Development Summit on November 1st.

PUBLIC COMMENT

Mayor Vince Haines opened the floor for public comment.

There were no comments.

CONSENT AGENDA

Approval of City Commission Meeting Minutes for September 4, 2018 and the Special City Commission Meeting Minutes for August 15 and 29, 2018.

Approval of Appropriation Ordinance No. 08-18 in the amount of \$2,102,458.41.

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

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

HOLIDAY INN IRB/CID REQUEST

Commissioner Kendra Wilkinson recused herself from the conversation and vote regarding the Holiday Inn.

Mayor Vince Haines asked if there had been any new information submitted since the public hearing that was held on September 4th.

City Manager David Dillner stated that there had been no other information given.

Mayor Haines asked if there were any other questions from the Commission.

Bryant Parker, Attorney for the purchaser, stated that he had not presented any other information because he was told by the City Manager that he would have the opportunity to speak briefly at this meeting. He stated that they plan to use local labor for at least 30% of the construction done on the building. He stated that after running the numbers, they will not be purchasing the hotel because the numbers do not work for them.

Mr. Parker stated that the most likely scenario is that it will become a Country Inn and Suites which will cause a significant drop in revenue for the hotel and the City. He stated that if the flag is lost, four employees will lose their job in the first year and three to four in the second year.

Mayor Haines stated that the other vote would be to transfer the CID from one group to the other.

Commissioner Nick Badwey asked if we should do the motion for the CID based on what Mr. Parker said.

City Manager Dillner stated that they are two separate issues.

City Clerk Tabitha Sharp stated that she believed Commissioner Badwey was asking if they should assign the CID based on the fact that the attorney just stated that they would not purchase the property if the IRB was not approved.

EL DORADO CITY COMMISSION MEETING

September 17, 2018

Sarah Steele, Gilmore & Bell, stated that they are correct, there are two issues. She stated that because Mr. Parker explained that they were not interested in purchasing the hotel if the IRB is not approved, the Commission could assign the CID contingent on the purchase. She stated that if they change the flag, the city could reimburse construction expenses as they came up or terminate the CID if they did not do any work.

Mayor Haines confirmed the CID is not contingent on the Holiday Inn flag, just that a comparable flag remain in place.

City Manager Dillner stated that he was correct.

Mayor Haines stated that he struggled setting a precedent of granting an IRB to a property that is not in distress. He stated that he also put stock in the impact study that staff produced showing a negative impact. He stated that he did not agree with the significant decrease based on the change in flag.

IRB:

Commissioner Nick Badwey moved to approve Resolution No. 2867, a Resolution determining the advisability of issuing taxable industrial revenue bonds for the purpose of financing the acquisition and renovation of a hotel facility located in El Dorado, Kansas and authorizing execution of related documents.

Commissioner Matt Guthrie seconded the motion.

Motion failed 0 – 4 (One abstention).

CID:

Commissioner Matt Guthrie moved to approve Resolution No. 2868, a Resolution authorizing the assignment of a certain development agreement relating to the Holiday Inn Express Community Improvement District contingent on ownership transfer.

Commissioner Gregg Lewis seconded the motion.

Motion carried 4 – 0.

APPLICATION TO REZONE 600 N VINE STREET

City Engineer Scott Rickard stated that the Planning Commission held a public hearing to rezone the property at 600 N Vine Street from R-1 to Light Industrial. The Planning Commission recommended approval

Commissioner Kendra Wilkinson moved to approve Case No. 18-02-REZ, requesting a rezoning of 600 N. Vine Street to I-1 Light Industrial District and that Ordinance No. G-1291 be approved.

EL DORADO CITY COMMISSION MEETING

September 17, 2018

Commissioner Matt Guthrie seconded the motion.

ROLL CALL VOTE

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

SUP FOR AN ACCESSORY BUILDING AT 1305 S EMPORIA

City Engineer Scott Rickard stated that the Planning Commission heard a revised application from 1305 S Emporia for an accessory building. He stated that they reduced their previous request to 1,500 square feet total with a 13 foot tall sidewall. He stated that the Planning Commission recommended denial of the application.

Commissioner Matt Guthrie asked what the pictures in the packet referred to.

Tim and Sonja Fritsche, 1305 S Emporia, stated that those were examples of the building that they were going to build. They also stated that they have filed the paperwork to make the two lots one with the County Appraiser's office.

Commissioner Nick Badwey asked what the majority of the opposition was regarding the building.

Mr. Rickard stated that it was the "fit" in the neighborhood.

Commissioner Badwey confirmed that it wasn't about the size or the look, it was about how it fit.

Commissioner Gregg Lewis stated that it was going to be sixty feet back from the property.

Mr. Fritsche stated that it will be even with the house.

Mrs. Fritsche stated that they will replace the existing fence and put fence around the whole property. He stated that they will also be planting trees to make it look nicer.

Commissioner Badwey confirmed the whole property would be fenced.

Mr. Fritsche stated that it would be even with the front of the house and then around the sides and back of the building.

Commissioner Badwey stated that if it was about size, it was easy to consider. He stated that "fit" is more of an opinion that is difficult to discuss.

Commissioner Matt Guthrie asked if they have considered moving the building back.

Mr. Fritsche stated that he was trying to stay off of the easements and respect the property lines of surrounding properties.

Mrs. Fritsche stated that one of the Planning Commissioners stated that he was against oversize buildings. She stated that there is at least one building within a block of their home.

Commissioner Badwey stated that 1200 square foot would not cause any issue.

Mr. Rickard stated that he was correct.

Mayor Haines confirmed 1200 square foot, 12 foot tall with no material restrictions would not have gone to the Planning Commission.

Mr. Rickard stated that it can be of any weather tight material.

Mrs. Fritsche stated that they were going to build it to match their home.

Commissioner Badwey stated that he had not doubt that the building would look nice. He stated that he has a tough time voting against the recommendation of the Planning Commission.

City Attorney Ashlyn Lindskog stated that they could change it to accept the recommendation which would be a vote of three to approve. She stated that they could vote to override the recommendation of the Planning Commission to approve the SUP. She stated that to vote in favor of either would be an affirmative vote.

Commissioner Gregg Lewis moved to override the recommendation of the Planning Commission and to approve Case No. 18-03-SUP for an accessory structure measuring 1,500 feet in total area and 13 feet in height at the sidewall.

Commissioner Nick Badwey seconded the motion.

Motion failed 2 – 3.

Commissioner Lewis confirmed that they could build a smaller building with no requirements from the Planning Commission.

Mr. Rickard stated that they could build the 1,200 square foot building.

Mayor Haines requested that the Planning Commission and staff look at the regulations regarding accessory buildings and bring them back to the Commission for review.

EL DORADO CITY COMMISSION MEETING

September 17, 2018

Mr. Rickard stated that staff have looked at rules that allow a one to one ratio for homes and accessory structures. He stated that they are working on researching home sizes and looking at better defining what is allowed in a neighborhood. He stated that it's not always black and white, they hear the information given and try to make a recommendation that is just.

STOP SIGNS

City Engineer Scott Rickard stated that staff are requesting the installation of stop signs at 5th and Orchard and Audrey and Webb. He stated that traffic studies were completed and staff feel that they meet the warrants for placement of the stop sign.

Commissioner Matt Guthrie asked how often traffic studies are done.

Mr. Rickard stated that they can be initiated by citizen complaints, annual traffic accident reports, or property changing hands. He stated that staff look at the traffic accidents as they come in, but do the map annually.

Commissioner Guthrie asked how the study was done.

Mr. Rickard stated that at Webb and Audrey, there was a traffic counter on the road and they also considered input from the neighborhood.

Commissioner Matt Guthrie moved that Resolution No. 2865 a resolution pertaining to stop signs be approved.

Commissioner Nick Badwey seconded the motion.

Motion carried 5 – 0.

NO PARKING ORCHARD STREET FROM 6TH AVENUE, 800 FEET SOUTH ON THE EAST SIDE

City Engineer Scott Rickard stated that the no parking zone will be on the side of the street that the school sits on. He stated that staff are requesting the zone be placed on the east side south 800 feet from 6th Avenue.

Commissioner Matt Guthrie moved that Resolution No. 2866 a resolution pertaining to no parking signs, be approved.

Commissioner Nick Badwey seconded the motion.

Motion carried 5 – 0.

REPORTS

CITY COMMISSION

Commissioner Kendra Wilkinson stated that the new Performing Arts Center is awesome.

Commissioner Nick Badwey stated that Simpson did a great job making sure they were careful with the historical façade.

Commissioner Matt Guthrie stated that law enforcement officers go through a lot and he encouraged them to stay safe.

Commissioner Guthrie stated that there will be a lot of visitors and guests in town and encouraged citizens to be careful with the increase in traffic and to welcome them.

Mayor Vince Haines stated that this Friday is the REAP Mayor's Summit. He stated that the agenda will be Project Wichita.

CITY MANAGER

City Manager David Dillner stated that staff met with representatives from Main Street and downtown. He stated that they discussed ideas for improving the downtown experience. He stated that staff are developing a plan to begin working on some of the items.

City Manager Dillner stated that if the Commission is interested in the Economic Development Summit, it is being geared towards elected officials.

Commissioner Nick Badwey stated that he promised his daughter that he would tell everyone that Daxton Bloomquist is directing a play at WSU the last week in October.

ADJOURNMENT

Commissioner Nick Badwey moved to adjourn the meeting at 7:53 p.m.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

City Clerk Tabitha D. Sharp

Mayor Vince Haines