

EL DORADO CITY COMMISSION MEETING

November 19, 2018

The El Dorado City Commission met in a regular session on November 19, 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 Attorney Ashlyn Lindskog, City Engineer Scott Rickard and City Clerk Tabitha Sharp.

VISITORS

Ray Connell	Connell and Connell	El Dorado, KS
Curt Zieman	128 N Vine	El Dorado, KS
Deanna Bonn	Butler County Times Gazette	El Dorado, KS
Tim Donges	2873 SE HWY 54	El Dorado, KS
David Hasting	2901 SE HWY 54	El Dorado, KS
Lee White	Butler County Watchdog	El Dorado, KS

CALL TO ORDER

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

INVOCATION

Pastor John Einem, Grace Lutheran 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.

There were no comments.

CONSENT AGENDA

Approval of Appropriation Ordinance No. 10-18 in the amount of \$1,607,400.73.

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

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

SPECIAL USE PERMIT APPLICATION – 2953 SE HIGHWAY 54

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City Engineer Scott Rickard stated that the City received a request for a special use permit in the extra territorial jurisdiction at 2953 SE HWY 54. He stated that the property is currently zoned manufactured home/residential. The request is for a special permit for a camp ground. He stated that the Planning Commission unanimously voted to approve the request with a recommendation that drainage be looked at.

Commissioner Matt Guthrie asked why the recommendation

Mr. Rickard stated

Commissioner Kendra Wilkinson asked what the second map was.

Mr. Rickard stated that it was submitted by the applicant and shows where the proposed drive would be.

Mayor Vince Haines asked that staff review protocol for properties within the ETJ.

Mr. Rickard stated that if there is a zoning or land use proposition within the ETJ, the city discusses the property with the applicant. The applicant submits an application to the city who then forwards it to the county who reviews it. He stated that their director has reviewed it and approved it.

Stated that he had an attorney coming and thought the meeting was at 7 p.m.

City Attorney Ashlyn Lindskog stated that there isn't a time for someone to speak at the meeting because the public hearing was held at Planning Commission. She stated that as the attorney for the city, she would be happy to speak to his attorney.

Commissioner Guthrie asked if he had an appeal process.

Mr. Rickard stated that he could file with district court.

Commissioner Matt Guthrie moved to approve Case No. 18-07-SUP, requesting a SUP for a campground, and that Ordinance No. G-1292 be approved.

Commissioner Nick Badwey seconded the motion.

ROLL CALL VOTE

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
	Mayor Vince Haines	Yes

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CITY COMMISSION

Commissioner Kendra Wilkinson wished everyone a Happy Thanksgiving and encouraged them to shop local this weekend.

Commissioner Nick Badwey stated that the Prairie Trails Board met twice in the last week regarding the GreatLife proposal and they voted unanimously to sell the course.

Commissioner Badwey invited citizens to the Cookie Fair at Trinity Episcopal on December 1st.

Commissioner Gregg Lewis stated that he had lunch at the Senior Center and the new food service is great. He stated that they are requesting donations of \$100 which will feed 33 seniors. He stated that people are coming back now that they have switched to the Lake Point meal plan.

Commissioner Matt Guthrie stated that he spoke to a person who was against the golf course sale. He asked how GreatLife approached the city.

City Manager David Dillner stated that they called out of the blue one day. He stated that they had acquired a course in Wichita and per their business model, they have reached out to purchase other courses in the area.

Commissioner Guthrie stated that he felt that the advisory board really discussed the proposal thoroughly.

Commissioner Guthrie also encourage citizens to invite people to dinner who might not have a place to go.

Mayor Vince Haines stated that El Dorado Inc. has been discussing new officers and appointed some new board members.

Mayor Haines stated that he has spoken to the City Manager regarding his annual review. He stated that he will send a form out and hopes to have it wrapped up in December.

Commissioner Lewis stated that he thought it was every two years.

City Manager Dillner stated that he thought the contract stated every year and it's a two year contract.

CITY MANAGER

City Manager David Dillner stated that the city offices will be closed Thursday and Friday. Thursday's trash route will run Wednesday and Friday trash will run normally. He stated

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that staff are requesting that residents get their trash out by 7 a.m. so that employees may get home to spend the holiday with their families.

City Manager Dillner stated that the Christmas festivities will take place on December 1st downtown.

City Manager Dillner stated that there was a mistake in the publication deadline and so the Douglass Road project will not come back until December 17th.

City Manager Dillner stated that the city attorney has noted that we are required to publish the proposed sale or lease of Prairie Trails in the paper two times. He stated that we have published it for Thursday this week and next which will allow the city to make a decision in December if the Commission wishes to do so.

City Manager Dillner also stated that there is not a current legal description for the property and so we have contracted to get a plat completed.

City Engineer Scott Rickard stated that boundaries are not in question, but improvements that have been made such as the bike path have not been set aside as true easements. He stated that we estimate that the City Commission will see it in January if the Planning Commission is able to review it in December.

City Manager David Dillner reviewed the 3rd Quarter Financial Report.

Commissioner Guthrie noted a mistake on the CNG slide.

Ray Connell, Attorney for David Hasting, stated that his client purchased their property before the RV Park was in existence. He stated that his client had several concerns regarding the proposed expansion. He asked if the City Commission would consider returning it to the Planning Commission or to pass other restrictions.

Mayor Haines stated that what was approved tonight was land use. He stated that he thought these other items were permitting issues.

Mr. Rickard stated that it discusses those items in the staff report. He stated that the City Commission approved the Planning Commission's recommendation to have the County review drainage.

Mr. Connell stated that his client believed that the proposal that the Commission approved is not what the client plans to do.

There was discussion regarding the maps and the legal description. There was consensus amongst the Commission that they needed clarification between the legal description versus the map.

Mr. Rickard stated that staff will review the maps and the legal and return to the Commission with clarification.

EXECUTIVE SESSION

Commissioner Nick Badwey moved to recess into executive session pursuant to K.S.A. 75-4319(b)(6) for the purposes of preliminarily discussing the acquisition of real property and to reconvene the meeting at 8:00 p.m. in the City Commission Room.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

Mayor Vince Haines called the meeting back to order at 8:01 p.m.

ADJOURNMENT

Commissioner Nick Badwey moved to adjourn the meeting at 8:01 p.m.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

City Clerk Tabitha D. Sharp

Mayor Vince Haines