

EL DORADO CITY COMMISSION MEETING

April 17, 2017

The El Dorado City Commission met in a regular session on April 17, 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, City Attorney Ashlyn Linskog, City Manager David Dillner, City Engineer Scott Rickard, and City Clerk Tabitha Sharp. Absent: Commissioner Kendra Wilkinson

VISITORS

Tim Murray	955 N Haverhill Rd	El Dorado, KS
Barbara Templin	515 N West	Leon, KS
Anita Seivley	1940 Lakeland Dr	El Dorado, KS
Marlene Avery	219 Hillcrest	El Dorado, KS
Kent Peterson	1377 SE Ellis Rd	El Dorado, KS
Angel Paige	606 S Summit	El Dorado, KS
Jon McWilliam	606 S Summit	El Dorado, KS
Steve Moody	220 E 1 st Ave	El Dorado, KS
Curt Zieman	128 N Vine	El Dorado, KS
Jim Hanni	AAA	Topeka, KS
Troy Wells	AAA	Valley Center
John Thompson	128 N Vine	El Dorado, KS
David & Diane Rogers	1130 W Locust	El Dorado, KS
Linda Jolly	El Dorado Inc.	El Dorado, KS
Kim Bell	Gilmore & Bell PC	Wichita, KS
Saroj Bhatta	955 N Haverhill Rd	El Dorado, KS

CALL TO ORDER

Mayor Vince Haines called the April 17, 2017 meeting to order.

INVOCATION

Reverend Joseph Prim, Prospect Baptist Church, opened the meeting with prayer.

PLEDGE OF ALLEGIANCE

The City Commission led the Pledge of Allegiance.

PROCLAMATIONS AND RECOGNITION

Jim Hanni, AAA, presented the City of El Dorado Police Department with the Platinum AAA Traffic Safety Award.

Mayor Vince Haines read the proclamation declaring April 28th Arbor Day in El Dorado.

PERSONAL APPEARANCES

Barbara Templin, El Dorado Municipal Band, updated the City Commission on their planned activities for the year.

Fire Chief Steve Moody presented the annual Fire Department report.

PUBLIC COMMENT

Mayor Vince Haines opened the floor for public comment.

There were no comments.

CONSENT AGENDA

Approval of the City Commission minutes from April 3, 2017 and Special City Commission minutes from April 3, 3017.

Approval of Appropriation Ordinance No. 03-17 in the amount of \$1,771,361.62.

Approval to direct the City Manager to sign the mutual aid agreement with the Butler County Task Force North.

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

Commissioner Chase Locke seconded the motion.

Motion carried 4 – 0.

OLD BUSINESS

There was no old business.

NEW BUSINESS

PUBLIC HEARING PROJECT NO. 486

Scott Rickard, City Engineer, stated that a petition was circulated by property owners to request that Locust from Summit to Race be paved. He stated that the improvement has been completed and staff are requesting that the Commission hold a public hearing and spread the assessments. He stated that property owners were notified of the public hearing by mail.

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Mayor Vince Haines opened the public hearing.

John McWilliam, 1110 West Cave Springs, stated that he didn't feel that his property was benefitted by the project. He stated that he was disabled and didn't think he could afford the additional property tax assessment. He also stated that he was not contacted regarding the project.

Commissioner Nick Badwey stated that he carried the petition. He stated that he made several attempts to contact each home owner. He stated that unfortunately he was not able to call people because he did not have phone numbers for them. He stated that he carried the petition as a private citizen and did so because Locust Street was not a good street prior to this project.

Mr. Rickard clarified that the assessments will be spread over 20 years plus the interest rate on the bond. He stated that the interest rate usually averages about four percent. He stated that each property typically pays for two streets based on the policy of the City of El Dorado.

Mr. McWilliam stated that he doesn't actually live in the home because he is unable to care for himself. He stated that he could sell the property, but maybe not before the end of the year.

Commissioner Badwey stated that he has a year before he will see the additional assessment on the property, so if he would like to sell it, he has time.

Diane Rogers, 1130 W Locust, stated that they were thankful for the new street. She stated that it has improved her neighborhood.

Mayor Haines closed the public hearing.

Commissioner Chase Locke moved that G-1246, an ordinance levying special assessments on certain property to pay the costs of internal improvements in the City of El Dorado, Kansas, as previously authorized by Resolution No. 2810 of the city; and providing for the collection of such special assessments.

Commissioner Gregg Lewis seconded the motion.

ROLL CALL

Position No. 1	Commissioner Chase Locke	Yes
Position No. 2	Commissioner Gregg Lewis	Yes
Position No. 3	Commissioner Nick Badwey	Abstained
Position No. 4	Commissioner Kendra Wilkinson	Absent
	Mayor Vince Haines	Yes

PUBLIC HEARING PROJECT NO. 477

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City Engineer Scott Rickard stated that this is to hold the public hearing and spread the assessments for improvements on Geuda Street.

Mayor Vince Haines opened the public hearing.

Kent Peterson, 1377 SE Ellis Rd, stated that he was the trustee for the property on the east side of the road. He stated that the house does not have access to the street and the bar is closed. He asked if the assessments could be put off until the business was reopened.

Commissioner Gregg Lewis asked if they planned to reopen the bar soon.

Mr. Peterson stated that they hoped it would.

Mayor Haines asked if the same street policy they discussed in the previous hearing applied to this project.

Mr. Rickard stated that it did.

Mayor Haines closed the public hearing.

Commissioner Gregg Lewis moved that G-1247, an ordinance levying special assessments on certain property to pay the costs of internal improvements in the City of El Dorado, Kansas, as previously authorized by Resolution No. 2806 of the city; and providing for the collection of such special assessments.

Commissioner Nick Badwey seconded the motion.

ROLL CALL

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

PUBLIC HEARING PROJECT NO. 506

City Engineer Scott Rickard stated that the city was petitioned by Valmont Industries to widen Haverhill north of 6th Avenue.

Mayor Vince Haines opened the public hearing.

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Tim Murray, Valmont Industries, stated that they wanted to thank the city for the work on the road, it has greatly enhanced the safety for the employees.

Mayor Haines closed the public hearing.

Commissioner Nick Badwey moved that G-1248, an ordinance levying special assessments on certain property to pay the costs of internal improvements in the City of El Dorado, Kansas, as previously authorized by Resolution No. 2828 of the city; and providing for the collection of such assessments.

Commissioner Chase Locke seconded the motion.

ROLL CALL

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

RESOLUTION OF INTENT FOR PIONEER BALLOON INDUSTRIAL REVENUE BONDS

Linda Jolly, El Dorado Inc., stated that Pioneer Balloon approached her about an opportunity to enhance their facility with some new equipment. She stated that it is now a two phase project, first the implementation of new equipment and then an expansion of their existing facility. She stated that they have requested industrial revenue bonds to help fund the project.

Ms. Jolly stated that the administrative committee met and found that it met the requirements for IRB funding. She stated that Pioneer has been in our industrial park since its inception.

Mayor Vince Haines confirmed that this phase was for equipment.

Ms. Jolly stated that this phase may include some improvements to climate control due to requirements of the new equipment. She stated that if that project is successful then they will need to expand their facility.

Mayor Haines stated that the benefit to the city will be the potential increase in property tax.

Ms. Jolly stated that the city will just be a conduit for the funding, there will be no expense or obligation to the city if the company is unable to pay off the bonds.

Kim Bell, Gilmore & Bell, stated that companies will come to the city for industrial revenue bonds for economic development incentives or because of the limits on tax exempt bonds. She stated that the advantage to Pioneer will primarily be the tax exempt status and then later the property tax abatement.

Ms. Bell stated that the Resolution expires December 31, 2020 and so if they do not finish the project, they will have to come back before the Commission.

Commissioner Gregg Lewis moved to approve Resolution No. 2839, a Resolution determining the advisability of issuing industrial revenue bonds for the purpose of financing the expansion and equipping of a manufacturing facility located in El Dorado, KS.

Commissioner Chase Locke seconded the motion.

Motion carried 4 – 0.

REPORTS

CITY COMMISSION AND ADVISORY BOARD REPORTS

Commissioner Chase Locke thanked staff for coming to talk to the Youth Commission. He stated that they have really enjoyed it.

Mayor Vince Haines stated that the library met last week and they are getting ready for summer reading. He stated that they also discussed moving the meetings to bi-monthly.

Mayor Haines thanked the Governor's One Shot Turkey Hunt for a great event. He stated that he was honored to be one of the hunters this year. He stated that he was amazed at the gratitude of the group to the City of El Dorado for hosting the event and welcoming them.

CITY MANAGER'S REPORT

City Manager David Dillner stated that the Mayor's Prayer Breakfast on May 4th at 7 a.m. He asked the Commission to let the City Clerk know if they would be attending.

City Manager Dillner stated that there would be a CIP Public Hearing in the Commission Room on April 25th at 5:15 p.m.

City Manager Dillner stated that there has been continued vandalism in the parks. Staff are attempting to replace vandalized items and better monitor the situation. He requested that individuals who find problems report them immediately to City Hall.

City Manager Dillner stated that individuals interested in filing for Commission seats must do so by June 1st. He stated that individuals interested in the Mayor, Commissioner #1 or #3 seats can file at Butler County in the Clerk's office. He stated that the filing fee is \$20.

City Manager Dillner stated that staff are working on a new submittal letter for the Comprehensive Annual Financial Report. He stated that we will also be including a citizen's letter that is in layman's terms as well as a Popular Annual Financial Report that will be a more easily understood version of the CAFR.

City Manager Dillner requested that we take the year to rethink the Farmer's Market. He stated that there has not been much interest from vendors and work needs to be done to the building.

Commissioner Gregg Lewis stated that there is another market at the meat packing plant.

City Manager Dillner stated that the additional market was part of the concern.

Mayor Vince Haines stated that he would like to understand more of what the problem is, he stated that it seemed like a good use of an interesting building.

Commissioner Nick Badwey stated that he has heard a lot of concerns about the consistency of opening the market. He asked if we could take the sign down.

Commissioner Chase Locke asked that staff have a meeting with the groups so that we can understand what worked and what didn't.

Mayor Haines asked to include it as a work session.

Commissioner Lewis asked if we had estimates on how much it would cost for updates.

City Engineer Scott Rickard stated that they have done preliminary work, but there are many issues including restrooms, ventilation, lighting and code updates. He stated that it is a unique building, but there has been struggle to find vendors and our current budget has not allowed any other funds to repair the building.

Mayor Haines stated that if we do not have a plan soon, we should put it on the market.

Commissioner Locke stated that he sees people utilizing the park and the Train Depot and would like to see that at the Community Market building. He would like to really evaluate the facility and those who have interest.

City Manager Dillner stated that the city is advertising for a Human Resources Director. He stated that Kevin, while doing a great job now, is unable to provide the focus needed for both that position and the Parks and Recreation Director Position especially with the upcoming

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summer season. He stated that we will look for someone who will be a good fit and is qualified, we will fill it, until then, we will continue as we have.

ADJOURNMENT

Commissioner Chase Locke moved to adjourn the meeting at 7:38 p.m.

Commissioner Nick Badwey seconded the motion.

Motion carried 4 – 0.

City Clerk Tabitha D. Sharp

Mayor Vince Haines