

EL DORADO CITY COMMISSION MEETING

May 20, 2019

The El Dorado City Commission met in a regular session on May 20, 2019 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, and City Engineer Scott Rickard. Absent: City Clerk Tabitha Sharp and City Attorney Ashlyn Lindskog

VISITORS

| | | |
|------------------------|-----------------------|---------------|
| Deanna Bonn | Everyday El Dorado | El Dorado, KS |
| Curt Zieman | 128 N Vine | El Dorado, KS |
| Jurdan Counts | 925 SE River Road | El Dorado, KS |
| Emily Connell | El Dorado Main Street | El Dorado, KS |
| Frank Patton | El Dorado Main Street | El Dorado, KS |
| Leon Leachman | El Dorado Main Street | El Dorado, KS |
| Mark Utech | 1879 Kendrick Lane | El Dorado, KS |
| Tom & Shirley Hermreck | 1912 Arlington | El Dorado, KS |
| Kevin Mears | Mears Fertilizer | El Dorado, KS |

CALL TO ORDER

Mayor Vince Haines called the May 20, 2019 meeting to order.

INVOCATION

Jurdan Counts, Park Avenue Baptist Church, led the 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 City Commission Minutes from May 6th, 2019 and Special City Commission Minutes from May 1st, 2019.

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

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

MAIN STREET ANNUAL REPORT

Emily Connell, El Dorado Main Street Director, presented the annual report to the City Commission.

SUP 620 N. INDUSTRIAL ROAD

City Engineer Scott Rickard stated that Mears Fertilizer has purchased property in the west industrial park and has requested a special use permit to allow a manufacturing processing plant. He stated that it will be used for warehousing and stormwater retention. He stated that this will be an extension of the SUP they already have. He stated that the Planning Commission approved it unanimously.

Commissioner Matt Guthrie questioned why the SUP was presented to the Commission.

City Engineer Rickard stated that the property presented was still in the city limits.

Commissioner Guthrie asked if the Stormwater would interfere with any of our future plans.

City Engineer Rickard stated that it will be specific to their site.

Mayor Vince Haines reviewed the items that had to be checked for a special use permit.

Mayor Haines asked how the utilities would be served.

Kevin Mears from Mears Fertilizer stated that they would be utilizing Rural Water District 2 and private sewer treatment on site.

Commissioner Gregg Lewis moved to Ordinance No. G-1303 requesting a special use permit for the uses of fertilizer production and chemical plant, considered manufacturing, processing, and replacing ordinance G-1122.

Commissioner Matt Guthrie seconded the motion.

Motion carried 5 – 0.

2020 PAY PLAN

Mayor Vince Haines stated that the City Commission had discussed the proposed salary schedule at the previous work session.

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Commissioner Matt Guthrie moved to approve Resolution No. 2881, a Resolution amending Resolution No. 2871, which established 2020 salaries and wages paid to various employees of the City of El Dorado and allocated the various funds of said City, charges and debits for the payment of compensation of wages of all City officials and employees.

Commissioner Gregg Lewis seconded the motion.

Motion carried 5 – 0.

WIND TURBINE DEMOLITION/SALVAGE

City Manager David Dillner reviewed the proposals from Pearson Construction and All Metal Recycling for decommissioning the Wind Turbine. He stated that the City also received interest from the City of Pembina, North Dakota to purchase spare parts currently held in inventory.

Mayor Vince Haines questioned if the request from the City of Pembina has been cleared with All Metal Recycling, as All Metal Recycling would not have the full product to recycle.

City Manager Dillner confirmed that the blades had very little salvage value.

City Engineer Scott Rickard stated that there was other interest from other salvage companies but they did not send in a proposal.

Mayor Haines asked the City Manager if there was a statutory reason that the City Commission needed to move forward with the lowest bid.

City Manager Dillner stated that the winning bid was based on experience with the decommissioning of wind turbines.

Commissioner Nick Badwey moved to authorize the City Manager and the City Attorney to negotiate the contract to decommission the wind turbine with All Metal Recycling.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

Commissioner Nick Badwey moved to declare all remaining inventory related to the wind turbine as surplus, and further authorizing the City Manager to divest of said surplus materials, either by sale or by disposal.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

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ACTIVITY CENTER ROOF BID APPROVAL

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City Manager David Dillner stated the City and School District are partners in maintenance of the Activity Center. DSC/Stanfield Roofing submitted the best, responsive bid. The USD 490 Board of Education has approved the bid with a vote of 5-0.

Public Works Director Brad Meyer stated that the roof is in dire need of replacement.

Commissioner Matt Guthrie asked if it would be a standing seam roof.

Public Works Director Brad Meyer stated that 115 mil will be used because it gives more wind resistance and a 30-year warranty on material.

Commissioner Kendra Wilkinson moved to approve the bid from DSC/Stanfield in the amount of \$225,143, the City's portion of which will be \$112,571.50, and direct the City Manager to complete the steps necessary to begin the project.

Commissioner Nick Badwey seconded the motion.

Mayor Vince Haines stated that for the benefit of the public, he would like to state that the funds will be from the General Fund's contingency reserve.

Motion carried 5 – 0.

GREATLIFE LEASE EXTENSION

City Manager David Dillner stated the City has not closed on the sale of the Golf Course because GreatLife is in the middle of some restructuring. He stated that they are asking for a lease agreement extension because they cannot have a liquor license without a clear and defined date on the lease agreement. He stated that the only thing that changed in the agreement is that the closing date of June 20, 2019 was added.

Commissioner Nick Badwey asked what would happen if the City did not close by June 30, 2019.

City Manager Dillner stated that another lease agreement would be needed.

Mayor Vince Haines asked if the date was selected by GreatLife.

City Manager Dillner confirmed the closing date was selected by GreatLife. He stated that the current agreement was only intended to exist for a short term. He stated that the attorney is requesting that GreatLife pay the prorated premium amount for insurance that the City is currently paying for Prairie Trails He stated that staff and the attorney would work that out in the new agreement.

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Commissioner Nick Badwey moved to direct the City Manager to sign the lease agreement with GreatLife for Prairie Trails.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

REPORTS

CITY COMMISSION

Commissioner Kendra Wilkinson stated that she had nothing to report.

Commissioner Nick Badwey stated he had nothing to report.

Commissioner Gregg Lewis stated there was an El Dorado Inc. meeting on Thursday, but there was nothing to report.

Commissioner Matt Guthrie stated that he noticed that the Airplane was back at the Red Coach Inn. He asked if there was something the owner needed to have completed, so he could have it reside there.

City Engineer Scott Rickard said that the airplane was anchored down and the owner had worked with the building officials and the airplane is within the set-back.

Mayor Vince Haines stated that there was an ordinance for disabled vehicles and if that was the same as disabled airplanes.

Commissioner Guthrie stated that he did not want the airplane there. He asked if there was an ordinance that allowed the airplane to be on Central.

City Engineer Scott Rickard stated the way they interrupted it, is that it is a decoration for the business.

Commissioner Kendra Wilkinson stated that if it was associated with the aircraft business, it would make sense, but he is not.

Commissioner Matt Guthrie stated that if a motion was necessary to get it moved, he moved to make the owner take the airplane out of his yard.

City Commissioner Nick Badwey asked if it was a permanent fixture.

City Engineer Rickard stated that it was tied down and it was an attraction for the hotel.

Mayor Haines stated that he would like to understand how it fits within our regulations.

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Commissioner Nick Badwey asked if City Inspector Scott Pechin had been to the location and confirmed that it was anchored down.

City Engineer Rickard confirmed that he had been to the location to verify that the airplane had been secured to the ground.

Commissioner Badwey stated that since the airplane is not a nuisance or derelict, which it isn't, he didn't want to tell owners what they could and could not have on their property.

Mayor Haines stated that he sees it as a disabled vehicle. He stated that he would leave it up to staff to review.

Mayor Haines stated that El Dorado Inc. met and discussed future economic development prospects and some targeted marketing initiatives.

CITY MANAGER

City Manager David Dillner stated that City offices will be closed on Memorial Day.

City Manager David Dillner informed the Commission that there will be a joint meeting with the City and USD 490 to discuss the Tennis Court Project on May 28, 2019 at the USD 490 office.

City Manager David Dillner stated that the GFOA awarded the City's Finance Department for the 2018 Distinguished Budget Reporting Award.

ADJOURNMENT

Commissioner Gregg Lewis moved to adjourn the meeting at 7:37 p.m.

Commissioner Matt Guthrie seconded the motion.

Motion carried 5 – 0.

City Clerk Tabitha D. Sharp

Mayor Vince Haines