

The El Dorado City Commission met in a regular session on June 17, 2019 at 6:30 p.m. in the Commission Room with the following present: Mayor Vince Haines, Commissioner Matt Guthrie, Commissioner Gregg Lewis, Commissioner Kendra Wilkinson, City Manager David Dillner, City Attorney Ashlyn Lindskog, City Engineer Scott Rickard, and City Clerk Tabitha Sharp. Absent: Commissioner Nick Badwey

VISITORS

Deanna Bonn	Everyday El Dorado	El Dorado, KS
James Cook	719 Fredrick Dr	El Dorado, KS
Brad Meyer	222 E 2 nd	El Dorado, KS
Curt Ziemann	128 N Vine	El Dorado, KS
Nicole & Nathan Ensminger	631 S Cheryl	Wichita, KS
Tim & Natalie Donges	2873 SE US HWY 54	El Dorado, KS
Ben Costain	Great Life Golf	Wichita, KS
Bryan Minnis	Great Life Golf	Kansas City, KS
Jay Shivers	220 E 1 st	El Dorado, KS
Gloria McDowell	9730 E 50 th St N	Bel Aire, KS

CALL TO ORDER

Mayor Vince Haines called the June 17, 2019 meeting to order.

INVOCATION

Mayor Vince Haines 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 June 3, 2019 and Special City Commission Minutes from May 15, 28 and 29, 2019.

Approval of Appropriation Ordinance No. 06-19 in the amount of \$4,260,102.71.

Approval of a temporary Beer License for BCC at Drums Across Kansas on July 15, 2019 at BG Stadium.

Commissioner Gregg Lewis moved to approve the consent agenda as presented.

Commissioner Matt Guthrie seconded the motion.

Motion carried 4 – 0.

PRAIRIE TRAILS LEASE AGREEMENT

City Attorney Ashlyn Lindskog

Bryan Minnis, Great Life Golf, stated that he was able to answer questions regarding the golf course transaction.

Commissioner Matt Guthrie asked how things were going at the course.

Mr. Minnis stated that the previous members of the city staff who are there are doing a great job on the course and assimilating to the new company. He stated that they chatted with some of the members today and they were happy with the course. He stated that the new golf carts are on order but they have placed some others out there to use until the new ones can be completed.

Commissioner Kendra Wilkinson asked about the challenges completing the purchase of the course.

Mr. Minnis stated that they have five principal owners and one of them has decided to retire and divest of their interests. He stated that the process is taking longer than anticipated and it is affecting several of their purchases.

Commissioner Guthrie asked how the addition of other courses and interaction between all of the courses was going.

Mr. Minnis stated that it was going well. He stated that they are constantly surprised at the number of people who have not visited Prairie Trails and a lot of pleasantly surprised people regarding the condition of the course at Prairie Trails.

Commissioner Gregg Lewis asked about the end date on the lease.

City Attorney Lindskog stated that they will be extending the lease through the end of the year and adding some other terms that she will discuss as well.

Mayor Vince Haines thanked Mr. Minnis for his time and assurances.

City Attorney Lindskog stated that a monthly rental amount is now included to cover insurance costs and other fees being incurred by the City of El Dorado. She stated that they will begin paying rent in June and continue through the final sale. She stated that there is also a property tax provision, Great Life has agreed that if there is a tax bill because of the extended lease they will pay it. She stated that Great Life and City staff have agreed to the changes.

Commissioner Guthrie stated that the signature page needed to be edited.

City Attorney Lindskog stated that she would change the signature page and the location.

Commissioner Matt Guthrie moved to direct the City Manager to complete and execute the Prairie Trails lease agreement with the City Attorney and Attorneys from GreatLife.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 4 – 0.

DEER GROVE SUP

Jay Shivers, Planning and Zoning Coordinator, stated that the zoning application is for 2953 SE Highway 54. He stated that the yellow box shows the proposed expansion for overnight parking for RV's and camping vehicles. He stated that the proposal is within the Extra Territorial Jurisdiction. He stated that the Butler County Board of Commissioners has voted unanimously to approve the application.

Mr. Shivers showed the different zoning areas that surround the proposed expansion. He stated that on the east and west side, there are R-1 or Residential zones. He stated that the proposed zone is currently designated as a mobile home park which allows a single family residence or manufactured homes. He stated that with an SUP, they are allowed to use the space as a campground, agricultural, day care or educational institutions.

Mr. Shivers compared the current use of the property with what is allowed today, he then compared that to what they had proposed. He stated that in the proposed use, there will be some buffer or screening around the property where there is not currently one required.

Mr. Shivers stated that there will be additional dust and noise possibly created with the approval of the SUP. He stated that with the 30 foot buffer, 6 foot fence and landscaping that will reduce both of those items.

Mr. Shivers stated that staff are recommending approval of the application. He stated that the Planning Commission recommended approval 8 – 0 with no conditions. He stated that the City Commission can add conditions if they wish. He stated that staff have reviewed the golden rules of zoning and believe that every one of them has been covered in the presentation.

Commissioner Matt Guthrie asked if the green around the outside of the picture was the buffer.

Mr. Shivers stated that it was, he stated that ten feet is landscaping and the other twenty feet is a combination of road and landscaping.

City Attorney Ashlyn Lindskog stated that there had been questions regarding the drainage. She stated that they were originally told that if there is a permit pulled, investigation regarding the drainage would take place. She stated that they have since learned that the County will not require a drainage analysis. She also stated that if they wanted to include the fence, they make it part of the motion.

Commissioner Guthrie stated that he watched the Planning Commission video and visited the site, and stated that he didn't believe that the fence needed to be included in the motion. He stated that the drainage does flow onto the neighbor's property, but it also flows on her other property. He didn't believe that it was an issue. He stated that he did not believe that there was a better use for the property.

Commissioner Wilkinson stated that she believed they would include the fence if it wasn't in the motion, but would prefer to make it part of the motion.

Mayor Vince Haines stated that it would be a show of good faith to the situation at hand if the fence was included. He stated that the County could decide what they would require for the drainage.

Commissioner Gregg Lewis moved to approve Case No. 19-03-SUP, requesting a SUP for a campground, and that Ordinance No. G-1304 be approved with the condition of a 6 foot privacy fence to be placed around the property.

Commissioner Kendra Wilkinson 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	Absent
Position No. 4	Commissioner Kendra Wilkinson	Yes
	Mayor Vince Haines	Yes

RUNWAY RESEALING BIDS

Mayor Vince Haines reviewed the bids received.

Public Works Director Brad Meyer stated that the bids came in under the Engineer's Estimate. He stated that this is another 90-10 grant for which the City will be responsible for 10% of the cost of the project.

Commissioner Gregg Lewis asked if this would be a slurry seal.

Public Works Director Meyer stated that it would be an HMA surface.

Commissioner Lewis asked if they were FAA approved.

Public Works Director Meyer stated that all bidders and sub-contractors were approved by the FAA.

Commissioner Matt Guthrie moved to authorize the City Manager to execute the contract with the FAA and upon concurrence from them, award the contract to Pearson Construction for the Runway 4/22 project.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 4 – 0.

SET A PUBLIC HEARING FOR DILAPIDATED HOMES

City Engineer Scott Rickard stated that staff were asking that the Commission approve a Resolution allowing them to place notification on these properties for a public hearing on August 19, 2019 regarding the condemnation procedures. He stated that the owners will be encouraged to speak about their property during the public hearing. He stated that the City Commission will have the ability to give the owners more time to repair the issues or to move forward with demolition.

City Engineer Rickard requested a public hearing for August 19, 2019. Will need to give a 30 days' notice. Will allow the property owners' to plead their case if their structure is salvageable or give them time to demolish the structure.

Commissioner Matt Guthrie asked if City Engineer Rickard has had any communication back from the property owners.

City Engineer Rickard stated that he has not.

Commissioner Matt Guthrie moved that Resolution No. 2882 a resolution authorizing the scheduling of a public hearing on August 19, 2019 at 6:30 for the purpose of abating or removing the dangerous structures at 1107 W Carr, 1108 W Carr, 426 W 7th, 802 S Taylor and 205 N Washington.

Commissioner Gregg Lewis seconded the motion.

Motion carried 4 – 0.

COMMUNITY DEVELOPMENT BLOCK GRANT PUBLIC HEARING

City Engineer Scott Rickard stated that staff are requesting that the City Commission hold a public hearing for consideration of the application for the Community Development Block Grant. He stated that the property owners at 142 N Main have requested the application to rehabilitate their building. He stated that staff are also requesting that the City Commission approve a contract between the City and SCKEDD to administer the grant.

Commissioner Matt Guthrie asked if the building can be supplied with enough water to supply the fire suppression system or if they would have an issue like the Elks.

City Engineer Rickard stated that there are large diameter water lines that traverse both sides and are able to provide the necessary water. He stated that the issue with the Elks Building was that they are in the middle of the block and only have a smaller line available.

Mayor Vince Haines opened the public hearing.

Commissioner Kendra Wilkinson stated that the project cost is approximately \$330,000 but the grant request is only for \$250,000. She asked what the difference was.

Gloria McDowell, SCKEDD, stated that it was the difference between the grant and the matching funds provided by the owners.

Nicole and Nathan Ensminger stated that they are excited to rehabilitate the building and open a commercial space.

Commissioner Wilkinson stated that she understood that there was going to be a third floor.

Mr. Ensminger stated that there is a third floor built in and that they are looking at providing a shed area on the back of the building and then providing an open area on the front side.

Ms. Ensminger stated that right now they are concentrating on getting the building up to code and opening the first floor of the building.

Commissioner Wilkinson stated that she appreciated that they were a young couple ready to invest in the property.

Mayor Haines closed the public hearing.

Commissioner Kendra Wilkinson moved to approve Resolution No. 2883, a Resolution declaring a building blighted with respect to the Kansas Small Cities Community Development Block Grant Program.

Commissioner Gregg Lewis seconded the motion.

Motion carried 4 – 0.

Commissioner Kendra Wilkinson moved to approve Resolution No. 2884, a Resolution certifying legal authority to apply for the Kansas Small Cities Community Development Block Grant Program from the Kansas Department of Commerce and authorizing the Mayor to sign and the City of El Dorado, Kansas to submit such an application.

Commissioner Matt Guthrie seconded the motion.

Motion carried 4 – 0.

Commissioner Kendra Wilkinson moved to authorize the City Manager to execute administrative services for the South Central Kansas Economic Development District Grant.

Commissioner Matt Guthrie seconded the motion.

Motion carried 4 – 0.

PRAIRIE TRAILS BOOSTER PUMP STATION REPAIR CONTRACT

Public Utilities Director Kurt Bookout stated that when the raw water pump station was built, the sole purpose was to irrigate the golf course. He stated that since that time, two developments have been added who use the pump station to irrigate areas of their neighborhood. He stated that the electric bill for this station is approximately \$18,000 per year and by installing a 20 HSP pump, it will prevent the larger pump from constantly being activated and save us approximately \$10,000 per year.

Commissioner Matt Guthrie confirmed that it would be approximately a six year payoff.

Public Utilities Director Bookout stated that he was correct and that it would likely save the larger pump from being damaged.

Commissioner Gregg Lewis moved to direct the City Manager to execute the contract with ESI for the Prairie Trails Pump Station.

Commissioner Matt Guthrie seconded the motion.

Motion carried 4 – 0.

REPORTS

CITY COMMISSION

Commissioner Gregg Lewis stated that he has been receiving calls regarding the construction at North Main. He asked if on future projects, the community could be involved from the beginning.

City Manager David Dillner stated that he hasn't received any call and has heard about some chatter on social media. He stated that this particular project was constrained by the school district's timing. He stated that moving forward, they will get public comment to ensure that we design projects that meet the needs of the community.

Commissioner Lewis asked how the spray park would be protected.

City Manager Dillner stated that the construction site will be fenced off during the project so that children will not be able to enter that area.

Commissioner Matt Guthrie stated that the conversation with the CTC board went well and they are ready for further conversation.

Commissioner Guthrie thanked staff for filling the potholes on the way to the lake.

CITY MANAGER

City Manager David Dillner stated that stages two and three of the lake debt were paid on Friday and so the city now owns approximately fifty percent of the storage in the lake and will save approximately six million in interest on those spaces.

City Manager Dillner stated that the assessed valuation went up about one percent for the year.

City Manager Dillner stated that there will be a sign on the compost site this week detailing items that are allowed. He stated that as daily inspections are done if items are found that are illegal, it will be shut down for five days. He stated that after it is opened, if that continues, it will be shut down again. He stated that this is a preemptive move so that we are able to keep the compost site active and not in danger of being shut down by KDHE.

City Attorney Ashlyn Lindskog stated that she and city staff have reviewed the code and other information. She stated that the issue on West Central with the airplane in front of the hotel does not fit within any prohibited activity at this time. She stated that if the City Commission wishes to address it further, they can let her know.

Commissioner Lewis asked if there is personal property tax being paid.

City Attorney Lindskog stated that she did not know.

Commissioner Guthrie confirmed that there was nothing in the code preventing the plane.

City Attorney Lindskog stated that there was not.

Mayor Vince Haines asked if there was an update on the wind turbine.

City Attorney Lindskog stated that there is a proposal being reviewed and then it will be scheduled for removal soon.

ADJOURNMENT

Commissioner Matt Guthrie moved to adjourn the meeting at 7:38 p.m.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 4 – 0.

City Clerk Tabitha D. Sharp

Mayor Vince Haines