

EL DORADO CITY COMMISSION MEETING

August 17, 2020

The El Dorado City Commission met in a regular session on August 17, 2020 at 6:30 p.m. in the Commission Room with the following present: Mayor Bill Young, Commissioner Matt Guthrie, Commissioner Gregg Lewis, Commissioner Nick Badwey, Commissioner Kendra Wilkinson, City Manager David Dillner, City Engineer Scott Rickard and City Clerk Tabitha Sharp. Absent: City Attorney Ashlyn Lindskog

VISITORS

Lee White	Butler County Kansas News	El Dorado, KS
Mitch Walter	Gilmore Bell P.C.	Wichita, KS
Curt Zieman	128 N Vine	El Dorado, KS
Kevin Wishart	220 E 1 st Ave	El Dorado, KS
Kurt Bookout	220 E 1 st Ave	El Dorado, KS
Nick Orscheln	Orscheln Farm & Home	
Joe Snodgrass	Orscheln Farm & Home	

CALL TO ORDER

Mayor Bill Young called the August 17, 2020 meeting to order.

INVOCATION

Major Patricia Johnson, Salvation Army, opened the meeting with an invocation.

PLEDGE OF ALLEGIANCE

The City Commission led the Pledge of Allegiance.

PUBLIC COMMENT

Mayor Bill Young opened the floor for public comments.

There were no comments.

CONSENT AGENDA

Approval of the City Commission minutes from August 3, 2020 and Special City Commission Meeting Minutes from July 29, 2020.

Approval of Appropriation Ordinance No. 07-20 in the amount of \$2,715,444.66.

Approval of a Public Works Tandem Axle Dump Truck Bid for \$233,822.

Approval of a Public Utilities Tadem Axle Dump Truck Bid for \$156,985.

Approval of Fire Department Command Vehicle replacement for \$400,000.

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

EL DORADO CITY COMMISSION MEETING

August 17, 2020

WEST CENTRAL GATEWAY REDEVELOPMENT DISTRICT – ORSCHELN FARM AND HOME REDEVELOPMENT PROJECT

Mitch Walter, Gilmore Bell P.C., stated that Orscheln Farm and Home has requested a TIF for their new property on the west side of El Dorado. He stated that the project plan and redevelopment agreement are being presented for approval. He stated that the total cost of the project is about \$5.5 million, and about \$1.1 million are eligible for reimbursement under the TIF statute. He stated that once the ordinance has been approved, Orscheln's will send invoices and the City will pay them utilizing the increase in property taxes on that property.

Mr. Walter stated that the City's financial advisor believes the increase in property tax will be approximately \$1.1 million, which will equal about \$124,000 in additional taxes each year. They estimate that the payoff will be about 10 to 11 years, and after that, the increase will be able to be kept by the City of El Dorado.

Mr. Walter stated that the City will have some say in how the project looks after it is complete. He stated that any transfer of property within the TIF area has to be made to a commercial enterprise.

Commissioner Matt Guthrie asked if it included all of the lots in the property.

Mr. Walter stated that it will include the two out lots in the area, and if those are developed, they will also be eligible to receive the funding.

Commissioner Guthrie asked for clarification on the residential lots in the area.

City Engineer Scott Rickard stated that there were four created, but they are not within the TIF district.

Nick Orscheln, Orscheln Farm & Home, stated that they really appreciate the partnership in El Dorado. He stated that they have plans to develop the lots in the front of the new building, but no plans currently to develop the residential lots.

Commissioner Nick Badwey asked when they would open.

Joe Snodgrass, Orscheln Farm & Home, stated that they were currently on track with their construction and plan to be open prior to Thanksgiving.

Mr. Walter stated that the determination that the development could begin before this process was complete was helpful in making sure that the store could open before the holiday season.

Commissioner Badwey stated that he was involved when Orscheln's came to town and he felt that they were a real benefit to our community.

Mr. Orscheln stated that they were also excited to have the opportunity to have a good footprint in El Dorado that will better serve this market.

Mayor Bill Young opened the public hearing.

EL DORADO CITY COMMISSION MEETING

August 17, 2020

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

2021 BUDGET HEARING AND ADOPTION

City Manager David Dillner stated that the proposed 2021 budget establishes a maximum spending authority of \$32.35 million for all operating funds. He stated that the estimated mill levy for each was as follows: General Fund, 35.951; Debt Service Fund, 10.174; Library, 5; Airport, .875; and Industrial Mill Levy, 1. He stated that the estimates for each fund include the contingency reserve, but staff do not plan to spend those funds in order to protect fund balance.

Mayor Bill Young opened the public hearing.

There were no comments.

Mayor Young closed the public hearing.

Commissioner Nick Badwey moved to approve and adopt the 2021 Budget of the City of El Dorado, Kansas, as presented by the City Manager.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

SCHOOL ZONE ORDINANCE

City Engineer Scott Rickard stated that school zone times are set by ordinance in El Dorado. He stated that USD 490 has adjusted their opening times and so we need to adjust the ordinance this year. He stated that the elementary schools in El Dorado will all be set as follows: 7 a.m. to 8 a.m. and 2:30 p.m. to 3:30 p.m. He stated that the Middle School and High School will be set 8 a.m. to 9 a.m. and 3 p.m. to 4 p.m.

City Engineer Rickard stated that previously there was a lunch time school zone and those are no longer needed, so they have been removed from the ordinance. He stated that the ordinance states that the school zones will be regulated by signs around those facilities so that the ordinance does not have to be changed again in the future.

Mayor Bill Young confirmed that it will still be communicated with the public.

City Engineer Rickard stated that it would be.

Commissioner Matt Guthrie moved that Ordinance No. G-1334 an ordinance amending section 10.08.130 of the El Dorado Municipal Code, pertaining to school zones, be approved.

Commissioner Gregg Lewis seconded the motion.

EL DORADO CITY COMMISSION MEETING

August 17, 2020

City Manager Dillner stated that the City received grant funding for the whole project and so there will be no funds expended from the City for this project.

Commissioner Nick Badwey asked why the runways were numbered as they were.

City Manager Dillner stated that he thought each airport is numbered by the FAA in order to prevent confusion amongst pilots.

Commissioner Kendra Wilkinson moved to grant the City Manager authority to sign all documents related to the completion of the airport lighting project 3-20-0018-013.

Commissioner Nick Badwey seconded the motion.

Motion carried 5 – 0.

GREATLIFE AGREEMENT TERMINATION

City Manager David Dillner stated that staff are presenting an agreement to enter into a formal termination of the original purchase agreement for the golf course. He stated that the reason for the termination agreement with GreatLife Augusta is that GreatLife Kansas City assigned the agreement to GreatLife Augusta. He stated that the \$27,500 in escrow funds being held by the title company will be released to the City.

Commissioner Gregg Lewis moved to approve a Termination Agreement with GreatLife Augusta, LLC and JJ&J, Inc. and to authorize the City Manager execute the agreement following execution by GreatLife.

Commissioner Matt Guthrie seconded the motion.

Motion carried 5 – 0.

ITEMS FOR DISCUSSION

SALE OF PRAIRIE TRAILS GOLF COURSE

City Manager David Dillner stated that the City published an RFP for offers to purchase the golf course. As of the deadline, the City received a proposal from Augusta Country Club and Fitness, LLC with three options to purchase the course. He reviewed the options for purchase of the course offered by Mr. Palmer. He stated that in all options, Mr. Palmer asks the City to pay property tax during the lease term. He stated that the lease amount does not cover the estimated property tax, and so that will have to be discussed.

City Manager Dillner stated that staff are asking for direction on the sale of the golf course.

Commissioner Kendra Wilkinson confirmed that all staff were asking was for permission to negotiate with Mr. Palmer.

City Manager Dillner stated that she was correct, there were several items that needed to

EL DORADO CITY COMMISSION MEETING

August 17, 2020

Commissioner Nick Badwey stated that he would like to see option number one. He stated that he wasn't hung up on the property tax because it was less than what was being spent now.

Commissioner Gregg Lewis stated that he would also like to see option number one.

Mayor Young stated that from a timeline perspective, he would like to see option number one, but he would like to see if they can get out of the property tax payment.

There was consensus from Mayor Young and Commissioners Badwey and Lewis to move forward with the negotiations.

REPORTS

CITY COMMISSION AND ADVISORY BOARD UPDATES

Commissioner Matt Guthrie wished the schools luck in the next few weeks with the start of school.

Mayor Young also wished the students and schools luck.

CITY MANAGER

City Manager David Dillner stated that cross connection inspections are due September 1st. He stated that if documentation is not received by October 1st, service will be terminated. He stated that often times the inspectors fall behind sending in the paperwork, so property owners need to stay on top of those items.

City Manager Dillner stated that grants from the State of Kansas are going to be available Wednesday, August 19th. Businesses can go online now to get information.

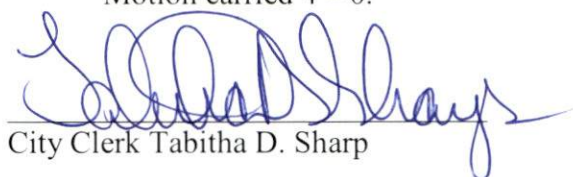
City Manager Dillner stated that the Census is still going and it is important for individuals to fill that out so that funding can be provided to cities, schools and other organizations.

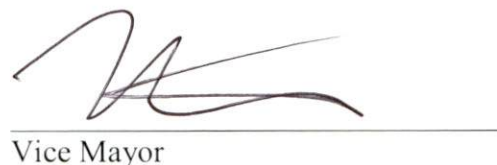
ADJOURNMENT

Commissioner Kendra Wilkinson moved to adjourn the meeting at 7:16 p.m.

Commissioner Nick Badwey seconded the motion.

Motion carried 4 – 0.


City Clerk Tabitha D. Sharp


Vice Mayor