

The El Dorado City Commission met in special session on March 9, 2010, at 3:30 pm in the Commission Room with the following present: Mayor Tom McKibban, Commissioner Nick Badwey, Commissioner Shane Krause, Commissioner David Chapin, City Manager Herb Llewellyn, and City Clerk Tabitha Sharp. Absent: Commissioner Linda Clark, City Attorney Jim Murfin, and Assistant City Engineer Scott Rickard.

VISITORS

John Bailey	4606 Cole Creek Rd	El Dorado, Kansas
Ed Gard	601 NW 30 th St.	El Dorado, Kansas
Linda Jolly	2100 Pico	El Dorado, Kansas
Vince Haines	300 N. Star	El Dorado, Kansas
Tom Murry	120 W. Central	El Dorado, Kansas
Matt Rehder	220 E. 1 st	El Dorado, Kansas
Brad Meyer	220 E. 1st	El Dorado, Kansas
Julie Clements	El Dorado Times	El Dorado, Kansas

CALL TO ORDER

Mayor Tom McKibban called the April 14, 2010, Special City Commission meeting to order.

EL DORADO INC HOUSING COMMITTEE REPORT

Vince Haines, El Dorado Inc. President, discussed the compilation of the committee and then introduced John Bailey, Co-chair of the housing committee, to present the report.

John Bailey began by stating the goals of the committee.

GOALS

- Facilitate a housing program that meets the needs of residential prospects (including recommending incentives to the El Dorado City Commission that will encourage new residential housing development)
- Create a recommendation for a housing rehabilitation strategy for El Dorado. The task of the committee was to identify problems and establish goals and objectives that will encourage new residential housing development.

FOUR ISSUES WITH HOUSING DEVELOPMENT

- The housing base in El Dorado is approximately 60 years old and in poor condition
- The number of building sites is limited
- El Dorado Lake is under utilized
- The community needs to visually reconstruct itself and improve its aesthetics

SUGGESTIONS

- Revitalize core area of homes because of existing streets, sewers, etc...
- Develop El Dorado Lake and State Park by adding restaurants, marinas, etc...
- Utilize the water currently being paid for but not used. This can be done by redirecting the water to water features in housing developments and parks.
- Overall image of El Dorado should be addressed
 - Encourage Frontier Refinery to upgrade their wastewater treatment system in order to reduce the odor in El Dorado.
 - More attractive entrances to the City should be created.
 - More monument signage should be encouraged to reduce elevated signage and clean up clutter along the main streets.
 - Develop an improved trafficway to the northern portion of the community to facilitate movement towards Wichita for those that work there.

- School system is under marketed and not adequately supported
- Attract more “empty nesters” and upwardly mobile young professionals by creating new subdivisions that are attractive to them.

John Bailey, Co-Chair of the Housing Committee, suggested that by raising water rates fifty cents per thousand gallons of water sold, a fund could be created to pay for some of these suggestions. The fund would be dedicated solely to these recommendations.

Commissioner Nick Badwey asked which developers the Housing Committee had worked with.

El Dorado Inc. Director Linda Jolly stated that they had worked with Ritchie and Sharp because they are the biggest competitors for the City and could help point out what is missing in El Dorado that prevents housing development and sales.

Mayor Tom McKibban stated that the City should look at some of the items they are already doing such as infill tax abatements, golf courses, work on the turnpike, etc...

John Bailey, Co-Chair of the Housing Committee, said that while this was true, the City does not take advantage of all of its’ attributes.

Linda Jolly, Director of El Dorado Inc., stated that the impression people have when they drive by El Dorado needed to be improved. The City needed to work more on marketing.

Commissioner Shane Krause inquired who will break apart the information in the report.

City Manager Herb Llewellyn stated that City Staff will pull apart the report and assign to the appropriate departments.

Commissioner David Chapin asked who prioritizes the items in the report.

City Manager Herb Llewellyn stated that the City Commission would be responsible for prioritizing each suggestion.

KEMPER SPORTS MANAGEMENT RECOMMENDATIONS

City Manager Herb Llewellyn stated that Kemper Sports Management would like to become more familiar with the City before providing a recommendation on golf attire at Prairie Trails. At this time, they would like to continue with the current policy of appropriate golf attire:

- Collared Shirts, or shirts made for golf
- No t-shirts or tank tops
- No Jeans, shorts or pants with frayed edges
- No metal spikes or hard soled shoes

City Manager Herb Llewellyn stated that we have received a bid for new golf carts and if approval is received the City would like to pay cash for them.

City Manager Herb Llewellyn also stated that the City would be putting up a building to store the carts.

Mayor Tom McKibban inquired about being able to use the building for other events?

City Manager Herb Llewellyn stated that using the building for outdoor events and tournaments was part of the plan.

Commissioner Nick Badwey asked what amenities the carts would include.

City Manager Herb Llewellyn stated that the carts would have windshields, coolers, and a sand holder.

Commissioner Nick Badwey moved that the City buy the carts as suggested.

Commissioner Shane Krause seconded the motion.

Motion carried 5-0.

ADJOURNMENT

Commissioner Shane Krause moved the meeting adjourned at 6:14 pm.

Commissioner David Chapin seconded the motion.

Motion Carried 4-0.

City Clerk Tabitha Sharp

Mayor Tom McKibban