

EL DORADO CITY COMMISSION MEETING MINUTES

April 15, 2002

The El Dorado City Commission met in regular session on April 15, 2002. The following were present: Mayor Connie Phillips, Commissioner Oral Taylor, Commissioner Betty Criss, Commissioner Brian Shepherd, Commissioner Brian L. Clites, City Manager Stan Stewart, Assistant City Manager Gus Collins, City Engineer David Wagner, City Clerk Janet L. Arnold, and City Attorney Mike Coash.

VISITORS

William R. Kline	1322 Douglas Road	El Dorado, Kansas
Brad E. Robinson	818 N. Taylor	El Dorado, Kansas
Samm Prater	115 S. Washington	El Dorado, Kansas
Jerry Demo	1424 Crescent Drive	El Dorado, Kansas
Kris Hasting	2901 SE HWY 54	El Dorado, Kansas
Barry R. Mohler	333 Simpson	El Dorado, Kansas
June Komer	707 Maplewood	El Dorado, Kansas
Wanda Bennett	804 Maplewood	El Dorado, Kansas
Dalton, Dustyn, & Dilyn McEachern	805 Alleghany	El Dorado, Kansas
Bayleigh Stovall	P.O. Box 10	El Dorado, Kansas
Morgan Worthington	615 Houser	El Dorado, Kansas
Aleesa Stewart	1401 Edgemoor Dr.	El Dorado, Kansas
Thomas Groom	703 Audrey Drive	El Dorado, Kansas
Ann Carpenter	6965 SW 18 th	El Dorado, Kansas
Bob Keen	405 N. Emporia	El Dorado, Kansas
Sharon Thiel	656 Hunton	El Dorado, Kansas
Lee Steinhaur	12465 SE 20 th	El Dorado, Kansas
Rick Matticks	8723 NW Kelli Road	El Dorado, Kansas
Larry Powell	2024 Chelsea Drive	El Dorado, Kansas
Ed Gard	2325 Wedgewood Drive	El Dorado, Kansas
Donna Naill	201 N. Star	El Dorado, Kansas
Sherry Clymer	2550 Hazlett	El Dorado, Kansas
Linda Baines	253 Post Road	El Dorado, Kansas
Darrell Whitney	206 Warren Road	El Dorado, Kansas
Jean Plummer	323 ½ N. Main	El Dorado, Kansas
Lou Clennan	1845 Country Club Road	El Dorado, Kansas
Margaret Lucas	5114 SE 140 th	Leon, Kansas
Jesse Lucas	5114 SE 140 th	Leon, Kansas
Matthew J. Jacobs	El Dorado Times	El Dorado, Kansas

INVOCATION

Pastor Stan Seymour provided the invocation.

PLEDGE OF ALLEGIANCE

The following Skelly Elementary Students along with their teacher Mrs. Pat Cost led the audience and the Governing with the pledge of allegiance: Diontae Bennett, Thomas Groom, Brandon Hasting, Tyler Kline, Dilyn McEachern, TJ Munday, Nathan Robinson, Aleesa Stewart, Bayleigh Stovall, Lilly VanDerPloeg, and Morgan Worthington.

PROCLAMATIONS

Workers Memorial Day – Barry Mohler

Union Member Barry Mohler, 333 Simpson Road, appeared before the Governing Body to request that Sunday, April 28, 2002 be proclaimed as Workers Memorial Day. Commissioner Shepherd then read the proclamation.

Violence Awareness Day

Ms. Samm Prater, 115 S. Washington appeared to request that Friday, April 26, 2002 be proclaimed as Violence Awareness Day. Commissioner Criss read the proclamation

PERSONAL APPEARANCE

Ed Gard, Chairman, Main Street

Mr. Ed Gard, Chairman of Main Street appeared before the Governing Body to provide an overview of the past and current Main Street projects. The following members also appeared to address specific areas of the Main Street projects: Lou Clennan, Organization Committee; Darrell Whitney, Economic Restructuring; Sherry Clymer, Artscape; Jean Plummer, Promotions; Linda Baines, El Dorado will host the State-wide Main Street Meeting to be held October 1, 2, 3, 2002.

CONSENT AGENDA

- A. Approval of the April 1, 2002 City Commission Minutes.
- B. Approval of the April 10, 2002 Work Session Minutes.

Commissioner Clites moved that the Consent Agenda, as presented, be approved.

Commissioner Shepherd seconded the motion and it carried 5-0.

JUVENILE ACCOUNTABILITY BLOCK GRANT FUNDS

Mayor Phillips stated that in previous years, the City of El Dorado has allowed District 13 Juvenile Accountability Block Grant funds to be co-mingled with the total district's funding to allow the Community Planning team to research the needs for juvenile detention within the county. These funds have also been used to enhance the Court Services availability for juvenile offenders.

Ms. Sharon Thiel, 656 Hunton Road, Court Services Officer, Ms. Ann Carpenter, 6965 SW 18th, and Mr. Bob Keen, 405 N. Emporia, also representing District 13, were present to report the successes of the system to date and address any questions the Governing Body might have regarding the District 13 Juvenile Accountability Block Grand funds.

Commissioner Taylor moved to grant the request of the Joint Corrections Advisory Board to pool the City of El Dorado's allotment for the purpose of funding the enhancement of court services availability for juvenile offenders.

Commissioner Criss seconded the motion and it carried 5-0.

INDUSTRIAL PARK- SALE OF REAL ESTATE – 5,000 SQUARE FOOT SPEC BUILDING

City Manager Stewart stated that the City of El Dorado and El Dorado Inc. have agreed to sell the property and the 5,000 square foot building in the Industrial Park to Mr. Lee Steinhauer, d.b.a. Inc Building Systems, L.L.C. The proposed agreement provides for this sale.

Mr. Lee Steinhauer, 12465 SE 20th, Rosalia, explained that he intends to utilize this facility to pre-construct walls that will then be used at other sites. He noted that this would provide his employees with job security since they would not be restricted to “fair weather” for construction and manufacturing of these walls.

Commissioner Criss moved to approve the agreement between the City, El Dorado Inc. and Lee Steinhauer and Willis Hartman, d.b.a. Inc Building Systems, L.L.C., providing for the sale of a 250 foot by 572 foot piece of land located 330 feet north of the Union Pacific Railroad on the west side of Oil Hill Road in the Industrial Park and the 5,000 square foot building.

Commissioner Taylor seconded the motion and it carried 5-0.

SPECIAL USE AT NORTHEAST CORNER OF HAVERHILL AND TOWANDA

City Manager Stewart explained that the Planning Commission reviewed the request for a special use permit to allow a 190-ft Communication Tower to be located at the northeast corner of Haverhill and Towanda on the American Legion property. The property is currently zoned R-1 Low-Density Residential and the applicant is Brad Murray. The Planning Commission approved this request with the following conditions; 1) That the towers comply with all conditions listed under Exhibit A and 2) That a verification be submitted every five years proving the tower is still in use. These items were the same conditions placed on the previous communication towers approved for a Special Use Permit. After the Planning Commission reviewed this request, the City received information from Butler County Community College on the possibility of co-locating this tower on an existing tower at BCCC. The City’s communication tower regulations require towers to be co-located if possible. For this reason, the City postponed this item to allow BCCC time to evaluate this possibility. BCCC is in the process of reviewing its communication tower specifications and are convinced that there is a possibility that the tower could be co-located but have nothing to confirm this at this time. (The applicant’s engineering firm does not concur with this finding.)

Due to the length of time this item has not been clarified by BCCC, City staff recommended to move forward with this application.

RESOLUTION NO. 2370

Commissioner Clites moved to adopt the recommendation of the Planning Commission for the Special Use Permit to allow a communication tower to be located at the southeast corner of Haverhill and Towanda on the American Legion property and that Resolution No. 2370, a resolution setting out the findings and conditions of the City of El Dorado in Special Use Case No. 02-002 be adopted.

Commissioner Shepherd seconded the motion and it carried 5-0.

BOARD AND COMMITTEE POLICY

The City Commission has a number of various advisory boards and committees that provide very important input on a number of projects/issues. This proposed policy formally outlines the proper procedure for the members of these boards/committees.

Commissioner Criss moved to adopt and approve a policy that governs the conduct and procedure for members to the city's boards and committees.

Commissioner Taylor seconded the motion and it carried 5-0.

BOARD APPOINTMENTS

Mayor Phillips stated that the City Commission is responsible for the appointments to the various advisory boards and committees. Due to resignations and board term expirations, there are several openings to serve on the following boards and committees. Several existing and prospective committee members and have been contacted and have agreed to serve.

AIRPORT ADVISORY BOARD

Commissioner Taylor moved to re-appoint Ted Dankert and Jim Stump to the Airport Advisory Board for a three-year term expiring April 1, 2005.

BOARD OF ZONING APPEALS

Re-appoint Tim Englett and Tracy Clites to the Board of Zoning Appeals for a three-year term expiring April 1, 2005.

PLANNING COMMISSION

Appoint Terry Morrow and re-appoint George Lawson to the Planning Commission for a three-year term expiring April 1, 2005.

TREE BOARD

Re-appoint Steve Fellers and Betty Kirkpatrick to the Tree Board for a three-year term expiring April 1, 2005.

JOINT CORRECTIONS ADVISORY BOARD

Re-appoint Miles Erpelding to the Joint Corrections Advisory Board for a two-year term expiring May 1, 2004.

LIBRARY BOARD

Re-appoint Sally Hargrove and appoint Joyce DeForest to the Library Board for a four-year term expiring May 1, 2006.

MID-KAP BOARD

Re-appoint Don Storrer to the Mid-Kap Board for a two-year term expiring May 1, 2004.

RECYCLING ADVISORY COMMITTEE

Appoint Ted Wrench and re-appoint Vivian McGowin, Lattie Hernandez, and Tom McKibban to the Recycling Advisory Committee for a three-year term expiring May 1, 2005.

Commissioner Criss seconded the motion and it carried 5-0.

MISCELLANEOUS

WORK SESSION

A work session was scheduled for Wednesday, April 24, 2002 at 3:00 p.m.

WICHITA SALES TAX

City Manager Stewart reported that City staff has been closely monitoring the Wichita Sales Tax issue regarding sales tax for car dealerships. He noted that staff would continue to keep them informed.

TURKEY HUNT

City Manager Stewart thanked those involved with the annual Turkey Hunt noting that it was once again a success.

SPRING CLEAN-UP WEEK

Assistant City Manager Collins noted that the week of April 22 through 26, 2002 is scheduled as Spring Clean-up Week.

ADJOURNMENT

Janet L. Arnold, City Clerk

Connie Phillips, Mayor