

EL DORADO CITY COMMISSION MEETING June 21, 2004

The El Dorado City Commission met in regular session on June 21, 2004, at 7:30 p.m. in the new Commission Room with the following present: Mayor Connie Phillips, Commissioner Michael A. Fagg, Commissioner Linda Clark, Commissioner Oral W. Taylor, Commissioner Brian Shepherd, City Manager Stan B. Stewart, Assistant City Manager Gus Collins, City Engineer Dave Wagner, City Attorney Mike Coash, and City Clerk/Finance Director Dee Anne Grunder.

VISITORS

Jerry Blount	131 N. Hillside	El Dorado, Kansas
Chris & Linda Jolly		Derby, Kansas
John Banks	1824 Lawndale	El Dorado, Kansas
Brad & Kathy Long	123 N. Washington	El Dorado, Kansas
Todd Peterson	1830 Kendrick Ln.	El Dorado, Kansas
Mike & Debbie Bellesine	1660 Troon North	El Dorado, Kansas
Cherise M. Warren	819 N. Denver	El Dorado, Kansas
Libby Connell	4001 N.E. Cole Creek Rd.	El Dorado, Kansas
Kylie Bookout	2520 Kacy Ct.	El Dorado, Kansas
Brooke Demo	708 Meadow Rd.	El Dorado, Kansas
Caitlin Deen	1660 Troon North	El Dorado, Kansas
Katherine Ward	1840 Terrace Dr.	El Dorado, Kansas
George Fagg	320 N. Atchison	El Dorado, Kansas
Brad Smith	904 Rim Rock Rd.	El Dorado, Kansas
Greg Joyce	1005 Rim Rock Rd.	El Dorado, Kansas
Dan Demo	708 Meadow Rd.	El Dorado, Kansas

INVOCATION

Mayor Connie Phillips called the June 21st meeting to order. The Reverend Richard Edds opened the meeting with prayer.

PLEDGE OF ALLEGIANCE

The El Dorado High School Girl’s Track Team led the Pledge of Allegiance.

PROCLAMATION

Mayor Connie Phillips read the Proclamation proclaiming the members of the El Dorado High School Girls’ Track and Field team as Distinguished Citizens with special distinction awarded to Kylie Bookout, Libby Connell, Caitlin Deen, Brooke Demo, and Katherine Ward.

Mayor Phillips stated that she had issued a proclamation for First Southern Baptist Church. They had their 50th Birthday Anniversary June 20, 2004.

CITIZEN OF THE MONTH

Commissioner Linda Clark presented the Citizen of the Month award to Kathy Long, Grandview Elementary School teacher.

CONSENT AGENDA

- a) Approval of the May 17, 2004, City Commission minutes.
- b) Approval of the May 27, 2004, Special City Commission minutes.

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- c) Approval of the May 26, 2004, Budget Work Session minutes.
- d) Approval of the May 27, 2004, Budget Work Session minutes.
- e) Approval of the June 17, 2004, Budget Work Session minutes.
- f) Approval of Appropriation Ordinance No. 05-04 in the amount of \$1,415,467.38.
- g) Approval of Ordinance No. S-1194, amending Ordinance No. S-1179, to reflect the changes required from the Board of the Tax Appeals regarding Steinhauer Construction.
- i) Approval of Ordinance S-1195 relating to the vacation to an easement approximately 20 feet wide by 120 feet long between Lots 9 and 10, Block 1, in The Oaks Addition.
- j) Approval of 2004 Cereal Malt Beverage license applications as listed:
Casey's Retail Company, 1310 North Main
Casey's Retail Company, 420 West 6th

Commissioner Clark moved that the Consent Agenda, be presented with exception of item h being removed.

Commissioner Taylor seconded the motion. Motion carried 5-0.

ENTRANCE SIGN (Banks-Willhite First Addition)

Mayor Phillips stated that the approval of an entrance sign is needed in order for it to be constructed in the Banks-Willhite First Addition in the island in Chase Avenue north of McCollum Road.

City Engineer Dave Wagner stated typically in a plat there is a reserve area for signs. This particular plat did not have a reserve area set up for signage. To keep from going through the task of having it replatted, the proposed development agreement provides for the construction of an entrance sign and establishes that the property owners will have the responsibility of maintenance and repair.

Commissioner Fagg questioned how the agreement would be handled in the event of a disagreement.

City Engineer Wagner stated the discussion would be initiated by the Commission, and there would be ability to protest.

Commissioner Taylor moved to authorize an entrance sign to be constructed in the Banks-Willhite First Addition in the island in Chase Avenue north of McCollum Road subject to the attached Development Agreement.

Commissioner Shepherd seconded the motion. Motion carried 5-0.

254 COALITION PROJECT

Mayor Phillips stated that the 254 Highway connecting Wichita to El Dorado will soon develop. The Butler County Commission is requesting that the City Commission consider entering into an agreement with Sedgwick County to develop a Master Plan to guide this development.

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Mayor Phillips stated that she and City Manager have attended one meeting and have communicated a desire to participate in the planning process. This agreement would formalize that arrangement. Sedgwick County, Butler County and the cities along the corridor should participate also. Butler County has already approved. Our share is \$2,250.

City Manager Stan Stewart clarified the amount is \$2,250, not \$2,500.00 as stated in the resolution. The resolution will be corrected.

RESOLUTION NO. 2461

Commissioner Fagg moved that Resolution No. 2461, a resolution authorizing participation in K-254 corridor study coalition, be approved.

Commissioner Clark seconded the motion. Motion carried 5-0.

PUBLIC HEARING FOR PROJECT NOS. 974 & 980

Mayor Phillips stated that the Commission established this meeting for a public hearing on the assessments for Project Nos. 974, 980.

Project No. 974- Repaving Frazier from Fourth to Sixth and Fourth from Frazier to High

Project No. 980- Paving Oak from Sixth to Seventh

Notice of public hearing and a statement of cost proposed to be assessed have been mailed to property owners of the property made liable to pay the assessment on these projects.

Mayor Phillips opened the public hearing.

The public hearing was closed as no one appeared.

ORDINANCE NOS. S-1196 & S-1197

Commissioner Shepherd moved that the proposed assessments on Project Nos. 974 & 980 be approved and the Ordinance Nos. S-1196 & S-1197, respectively, be adopted.

ROLL CALL

Position No. 1	Commissioner Oral Taylor	yes
Position No. 2	Commissioner Linda Clark	yes
Position No. 3	Commissioner Brian Shepherd	yes
Position No. 4	Commissioner Michael Fagg	yes
	Mayor Connie Phillips	yes

Commissioner Shepherd moved to post pone the Public Hearing for the proposed assessments on Project Nos. 217 and 218 until July 6, 2004.

Commissioner Fagg seconded the motion. Motion carried 5-0.

AIRPORT IMPROVEMENT PROJECT – RUNWAY IMPROVEMENTS

Mayor Phillips stated the City was awarded an FAA grant for the rehabilitation of Runway 4/22. The improvements provide for the construction of new turnarounds and grading. The City’s commitment is five percent (5%) of the total construction cost of Phase I estimated at \$450,000.

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Assistant City Manager Gus Collins stated this grant was originally approved in 2001, but funding was postponed by the Federal Government. The monies were reallocated at that time. This is the first phase, which will occur this fall. The landscaping and turnarounds will be in the first phase. The actual renovation of the asphalt runway will be in 2005. The total project cost for the two phases are \$1,000,000.00. The City's portion will be 5% of the total cost.

Commissioner Fagg questioned the City's commitment in the grant agreement.

Assistant City Manager Collins indicated that nothing was involved other than the City's 5% cost. There are no other obligations.

Commissioner Taylor moved to approve the FAA Grant, AIP No. 3-20-0018-03, between the City and FAA, providing for improvements to the Airport Runway 4/22.

Commissioner Shepherd seconded the motion. Motion carried 5-0.

FIRE/ SCIENCE AGREEMENT-BUTLER COMMUNITY COLLEGE/ CITY OF EL DORADO

Mayor Phillips stated that in 2003, the City of El Dorado/Butler County Community College entered into a partnership providing for the fire science instruction in the City's Fire Department. This partnership proved to be very effective. The College is now requesting a new "Memorandum of Understanding" with additional modifications.

Chief Brad Smith gave a brief review of the Fire/ Science Classes. The City was reimbursed for their time and efforts. Chief Smith stated that an opportunity is in place now to allow the students to remain overnight at the fire department. Butler Community College asked if the City would be interested in assisting with the Fire/Science Program. Chief Smith asked for approval of the Memorandum of Understanding.

Commissioner Shepherd questioned the modifications.

Chief Smith stated that the college is providing money for remodeling of the basement to accommodate the classes and acquisition of computers. The College also provides funds to administer the program.

Commissioner Taylor questioned if the part-time person is new.

Chief Smith stated he preferred to hire personnel and not rely on his staff.

Commissioner Taylor asked if the use of the classroom with internet access was new.

Chief Smith stated they have the classroom. The internet access does not cost any more.

Commissioner Taylor asked if the access to equipment and lab, and qualified instructors, qualified for 3 credit hours of summer session, and office space for the FS Program.

Chief Smith stated that an office is being provided. They currently rent the former Drug Task Force office located in the basement.

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Commissioner Clark moved to approve the Fire Science Agreement between the City of El Dorado and Butler Community College.

Commissioner Shepherd seconded the motion. Motion carried 5-0.

RECYCLE PROGRAM – REVIEW OF OUTSIDE CITY CONTRACTS

Mayor Phillips stated that the Recycle Committee conducted a review of outside City contracts.

Greg Joyce, 1005 Rim Rock Road, stated the committee has received the agreements with other entities that bring bulk loads of recyclables to the facility for processing. Mr. Joyce reported materials are received from Elk, Greenwood and Butler counties, including the City of Augusta. The cost is about \$58 a load to process. The revenue of sales is more than covering the cost of processing at this point. The committee’s recommendation is that no further action be taken to change the agreements.

Commissioner Oral stated that he does not want to perform the same service for outside entities at lower cost than for the City of El Dorado or Butler county residents.

Mayor Phillips stated that she would like to get information to Elk and Greenwood counties for possible inclusion in the 2005 budget.

SET A PUBLIC HEARING DATE FOR PROJECT NOS. 201, 992, 993, 999, 959, 957, 997

Mayor Phillips stated that the Commission must set a hearing date to spread the costs of the Project Nos. 201, 992, 993, 999, 959, 957, and 997. These projects are ready for assessment.

Project No. 201- Sidewalk Improvements – west side of 400 block of South Main

Preliminary Estimate	\$13,500.00
Final Cost	\$12,495.08
Improvement District Cost	\$ 2,795.08
City at Large Cost	\$ 9,700.00

Project No. 992 – Sidewalk Improvements – 114 West Locust

Preliminary Estimate	\$4,680.00
Final Cost	\$4,190.72
Improvement District Cost	\$1,440.00
City at Large Cost	\$2,750.72

Project No. 993 – Sidewalk Improvements – 425 South Main

Preliminary Estimate	\$4,140.00
Final Cost	\$3,733.37
Improvement District Cost	\$2,060.00
City at Large Cost	\$1,673.37

Project No. 999 – Sidewalk Improvements – 124 West Locust

Preliminary Estimate	\$2,500.00
Final Cost	\$1,800.00
Improvement District Cost	\$1,075.00
City at Large Cost	\$ 725.00

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Project No. 959- Sales Tax Project - Downtown

Preliminary Estimate	\$334,000.00
Final Cost	\$222,266.56
Improvement District Cost	\$ 80,846.14
City at Large Cost	\$191,420.41

Project No. 957- Paving Village (Central to Third)

Preliminary Estimate	\$370,000.00
Final Cost	\$310,396.48
Improvement District Cost	\$151,123.00
City at Large Cost	\$159,273.48

Project No. 997- Paving Village (Third to Sixth)

Preliminary Estimate	\$370,000.00
Final Cost	\$310,798.01
Improvement District Cost	\$141,088.80
City at Large Cost	\$169,709.21

The Staff recommends that the projects be accepted and the hearing set for 6th day of July 2004.

Commissioner Taylor questioned what was done on Project No. 959.

City Engineer Wagner stated that overlay, one block and ½ block that had sub-grade work on, some sidewalk improvements, some driving trenches, and curb and gutter.

Commissioner Taylor asked how much of the City-at-large cost would be paid with sales tax funds.

City Engineer Wagner stated that a portion for the sidewalk improvement will be funded from sales tax and a portion out of the South Main grant.

ACCEPTING THE PROJECT AND SETTING ASSESSMENT HEARING DATE

Commissioner Taylor moved that the City of El Dorado accept the completed work of Project Nos. 201, 992, 993, and 999 by Demo Construction, and of Projects No. 959, 957 and 997 by Central Paving, and that a Public Hearing be set at 7:30 P.M. on the 6th day of July, 2004 for the purpose of considering the proposed assessments of the cost of these projects, and that the City Clerk be directed to cause a notice in the Official City paper at least once not less than 10 days prior to the date of said meeting, and that the property owners receive, by mail, individual assessments for each specific property.

Commissioner Shepherd seconded the motion. Motion carried 5-0.

CIP REVIEW

Mayor Philips stated that Staff has initiated the five-year Capital Improvement Program for 2005-2010. Staff will provide a brief review of the process.

City Manager Stan Stewart stated that the annual procedure was part of the budget process to allow the City to plan for future capital needs.

Mayor Phillips requested that it be placed on Channel 7.

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Commissioner Shepherd encouraged citizens to contact the Commission.

Commissioner Taylor asked if priorities on the streets have been established.

City Engineer Wagner acknowledged they are following the plans and direction from the Commission.

BOARD APPOINTMENTS

Mayor Phillips stated that the previous Mid-Kap Board representative has resigned. Traditionally, this appointment has been one of the current commissioners.

MID-KAP BOARD

Commissioner Taylor moved to appoint Commissioner Fagg to the Mid-Kap Board for a two-year term ending May 1, 2006.

Commissioner Shepherd seconded the motion. Motion carried 5-0.

CITY MANAGER'S REPORT

City Manager Stan Stewart noted the following:

1. The 4th of July - 3 firework stands have purchased permits; do not anticipate allowing sales on the 5th. Citizens will be able to shoot fireworks on the 5th, City will hold the annual celebration at Forest Park on the afternoon of July 4th.
2. Work Session July 1st at 4:30 p.m.
3. Construction on West Central should be moving over to the north side of the street the first week of July.
4. Sales Tax Advisory Committee will have a public hearing July 1st.
5. REAP will have their annual economic summit Friday hosted at Butler Community College.
6. The Traffic Study Committee will meet June 22nd and 23rd to select their consultants.
7. The County has invited the City to meet with them on water. There will be a Countywide Wholesale Water District Meeting on Wednesday at 6:30 p.m.

4TH OF JULY

Mayor Phillips noted that the 4th of July Fireworks Display at the Lake will be held July 3rd.

Commissioner Taylor stated that the July 4th celebration at the park is provided for the entire community. There will be free hotdogs, sodas, games and swimming.

SIDEWALK POLICY

Commissioner Shepherd asked if there are any estimates on sidewalk replacements.

City Engineer Wagner stated that the first section will be bid soon. There are five other private residences that will have sidewalks at the same time.

SIGNAL LIGHT

Commissioner Taylor stated that he has received some objections to the removal of traffic signals at First and Main. He asked if the State could be contacted to see if a signal light for pedestrian crossing rather than a fully operational traffic light would be acceptable.

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City Manager Stewart stated that they would contact the State.

Mayor Phillips stated that she has received complaints about having to pull out into the intersection to see oncoming traffic.

Commissioner Taylor suggested making the parking spaces near the end be shortened for compact cars.

Commissioner Fagg questioned the cost to operate a traffic signal.

City Manager Stewart stated that he was not sure of the cost.

WEST 3RD STREET

Commissioner Fagg questioned why the new section of Third Street in the Griler Addition will be a 41 foot street when he feels 31 feet would be sufficient.

Commissioner Shepherd stated that if it was going to be a collector street, according to policy it should be 41 feet.

Commissioner Taylor stated that the purpose of setting up a street grid system is for maintenance purposes . Collector and arterial streets are set up for easy access to anywhere in the community as well as easy maintenance plans and snow removal.

Commissioner Fagg wants to be on record that he feels it should be a 31 foot street, but understands the purpose of a 41 foot street.

SALVAGE YARDS

Commissioner Fagg asked about the memo on salvage yards.

City Manager Stewart stated that they are not prepared to discuss it at this time, but there will be a response soon.

ADJOURNMENT

Mayor Phillips adjourned the meeting at 9:17 p.m.

City Clerk Dee Anne Grunder

Mayor Connie Phillips