

EL DORADO CITY COMMISSION MEETING MINUTES November 17, 2003

The El Dorado City Commission met in regular session on November 17, 2003 at 7:30 p.m. with the following present: Mayor Connie Phillips, Commissioner Mike Fagg, Commissioner Linda Clark, Commissioner Oral Taylor, Commissioner Brian Shepherd, City Manager Stan B. Stewart, Assistant City Manager, Gus Collins, City Engineer Dave Wagner, City Attorney Mike Coash.

VISITORS

Jeanne Evans	512 Linda Land	El Dorado, Kansas
Zeb Ahreens	1510 N. Topeka	El Dorado, Kansas
Bailey Benest	619 Houser	El Dorado, Kansas
Trevor Crain	500 Washington	El Dorado, Kansas
Angelique Boone	River Road	El Dorado, Kansas
Tori Wranosky	345 State	El Dorado, Kansas
Austin Hughey	1217 West Third	El Dorado, Kansas
Cassidy Clements	220 Dellway	El Dorado, Kansas
Kayla Whittaker	1220 West 2 nd	El Dorado, Kansas
Wynoka Wilson	407 S. Summit	El Dorado, Kansas
Andrew Jiles	529 State St.	El Dorado, Kansas
Lee Hudson		El Dorado, Kansas
Brandon Larkin		El Dorado, Kansas
Ashlynn Wieckhorst		
Bill Mason	1661 Arizona	El Dorado, Kansas
Jerry Blount	131 N. Hillside	El Dorado, Kansas
Lee White	1928 Jamaica	El Dorado, Kansas
Mr. & Mrs. Whiteside	824 ½ W. Locust	El Dorado, Kansas
Larry Adam	1756 West Third	El Dorado, Kansas
Carolyn Marcum		El Dorado, Kansas
Lee & Michelle Steinhauer		
Shannon Thom	205 Tampa Street	Pratt, Kansas
Bruce Harris		El Dorado, Kansas
Jim Miller		El Dorado, Kansas
Bonnie Toombs		El Dorado, Kansas

Mayor Connie Phillips called to order the November 17th City Commission Meeting. Pastoral Associate Bonnie Toombs provided the invocation.

PLEDGE OF ALLEGIANCE

The following Lincoln Elementary Third Grade Students along with their teacher, Jeanne Evans, led the Governing Body and the audience in the Pledge of Allegiance: Zeb Ahrens, Angelique Boone, Trevor Crain, Andrew Jiles, Kayla Whittaker, Wynoka Wilson, Bailey Benest, Cassidy Clements, Brian Gorman, Austin Hughey, Brandon Larkin, Ashlynn Wieckhorst and Tori Wranosky.

PERSONAL APPEARANCE

Ms. Jeanne Evans and the Lincoln Elementary Third Grade presented the City of El Dorado with a quilt flag donation.

Mayor Connie Phillips read a letter from Bill Mason, State Representative and Chairman of Celebration of Freedom expressing gratitude to the Mayor, City Commissioners and City Staff for their help in staging the Celebration of Freedom.

Mr. Bill Mason, 1661 Arizona expressed appreciation to the City in assisting the Celebration of Freedom Committee in so many ways.

CONSENT AGENDA

- A. Approval of the November 3, 2003 City commission minutes.
- B. Approval of the November 11, 2003 Work Session minutes.
- C. Approval of Ordinance S-1178, an ordinance certifying the local retailer's sales tax.
- D. Approval of 2004 Cereal Malt Beverage license applications as listed:
 - 1. Casey's General Stores, Inc., 1310 N. Main
 - 2. Casey's General Stores, Inc., 420 W. 6th
 - 3. Blue Goose Tavern, 120 E. 4th
 - 4. Western Plains Operations, LLC, Jumpstart, 1631 W. Central

Commissioner Clark moved that the Consent Agenda, as presented be approved, and Commissioner seconded the motion. Motion carried 5 to 0.

LOCUST STREET – STAFF REPORT

Mayor Phillips noted that the Locust Street was only a staff report and no action was required.

City Manager Stan Stewart provided a brief report in an effort to clarify any misinformation regarding the property located at 824 ½ W. Locust. He noted that recent flyers and ads in the Shopper's Guide have made statements that need clarification. Mr. Stewart stated that The City has not initiated condemnation action against owner/occupied home and the city has no intentions of proceeding in that manner. The Improvements that needs to be completed is on the rental portion of the money and not on the part that the people are living in themselves.

Commissioner Shepherd stated a concern with the wording of the first letter sent. Mr. Shepherd suggested that this be discussed at a late date.

Loren Wranosky, City Engineer stated the City's standard policy for sending out letters and time frames given for property owner to respond.

Lee White, 1928 Jamaica, stated that he was the one responsible for printing and distributed the fliers. He stated that Jerry Blount had no part in it. He also discussed his concern with the action being taken against the Whiteside's property.

Mr. & Mrs. Whiteside expressed their concerns of actions being taken against their property.

Mr. Jerry Blount, 131 Hillside stated his concern for the Whiteside's. He indicated his frustrations with the city and the letter sent to these people.

Commissioner Shepherd stated that he would like to see the Whiteside's get some help and get the issue resolved.

Commissioner Fagg suggested to Mr. Blount that he write another ad and state the Whiteside's need for assistance and the reason why.

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Larry Adams, 1756 West Third, stated that he had visited with City Manager Stan Stewart about a house on West Third. He indicated that nothing was done and was concerned with the reason that no action was taken.

City Attorney Mike Coash indicated that some pro-active action was taken on the property on West Third.

No action was taken on this item.

**REAL ESTATE TAX EXEMPTION –
STEINHAUER CONSTRUCTION, LLC STAFF REPORT**

Mayor Phillips stated that Steinhauer Construction, LLC, is beginning for the construct pre-formed panels for residential homes. The company will increase/retain employees at this location. The City Commission entered into an agreement with this company to provide a property tax exemption for this company. The agreement needs to reflect the correct year. A cost benefit analysis has been prepared and has been submitted to the City Commission. The other taxing entities have been notified as required by law. Mayor Phillips then opened the public hearing.

Assistant City Manager Gus Collins stated that the Steinhauer's are now the sole owners of this business and property. The tax exemption is for a four-year period beginning in 2004.

City Commissioner Shepherd asked why the City didn't get a tax exemption before an agreement is made.

City Manager Stan Stewart stated that the paperwork indicated the city would make their best faith effort to acquire the exemption. This action must take place by submitting to the Kansas Board of Tax Appeals.

MOTION ONE

Commissioner Taylor moved to amend Sections 1 and 10 of the agreement between the City and Steinhauer Construction LLC, providing for the property tax exemption to begin in 2004.

MOTION TWO

Commissioner Clark moved that Ordinance No. S-1179, an ordinance providing for property tax exemption for real property at 927 N. Oil Hill Road beginning in 2004, be approved.

Commissioner Shepherd seconded the motion.

Motion carried 5-0.

ROLL CALL

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

**COMPREHENSIVE GRANT –SOUTH MAIN HOUSING PLAN
AMENDMENT AND HOUSING PROGRAM BIDS**

Mayor Phillips noted that Shannon Thom, the City's grant administrator was present to explain the South Main Grant.

Assistant City Manager Gus Collins indicated that the City of Kansas does not require that the City Commission approve every construction on the Housing Rehab bid. The authority of the Housing Board can approve these bids.

Shannon Thom, 205 Tampa Street, Pratt, Kansas, noted that there was a couple of amendments that needed to be made to the housing plans. The first is *Single Family* occupied units will be given priority. The Housing Board met and suggested this amendment. The second is a technicality that had been left out – *All contractors have to have safe work practice training*, which is a state requirement.

Commissioner Fagg moved to amend the Housing Plan to provide priority of the grant monies to single family dwellings and to also add the State's policy on "Safe Work Practice Training."

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

Shannon noted that the Housing Board has the authority to receive bids and award contracts for the housing. The ordinance you adopted to create the Housing Board gives them that permission. The Housing Board is set up to help and assist with all the bids and has the authority to approve the contracts.

Shannon noted that six properties are being proposed to be remodeled at this time. A walk through on each property was completed. Five contractors submitted bids. The Housing Board was pleased with the bids.

Mr. Jim Miller, 345 Hunton Road, noted that he had had safe work practice at the refinery and felt that that should be suffice for the City of El Dorado.

Shannon explained that since this project was funded through a Federal Grant and therefore would require a certified training.

**SET PUBLIC HEARING FOR PROJECT NO. 916-
PAVING OIL HILL ROAD**

Mayor Phillips noted that the City Commission passed a street policy in 2002 for the improvement of certain collector streets within a specific time frame. Oil Hill Road, from Central to Sixth, is scheduled for the year 2004. The Commission will consider setting a public hearing on December 15, 2003, to allow for public comment on this project. Property owners were notified, by mail, of this meeting, the Public Hearing, and an informational meeting to be held on December 4, at 5:30 p.m.

Mayor Phillips noted the process of initiating this paving project under KSA 12-6a01 is as follows:

MOTION

Commissioner Taylor moved that Resolution No. 2442, ordering a public hearing on the paving of Project No. 9165, be adopted.

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

CITY MANAGER'S REPORT

City Manager Stan Stewart noted that the Work Session Meeting would be held the following week or they could take a holiday break. It was decided to take the holiday week and meet at a later date.

Mr. Stewart noted that Dee Anne Grunder was offered and she accepted the City Clerk Finance Director position and would start December 1, 2003.

Mr. Stewart noted that the employees had donated \$8,672.00 to United Way. He expressed his appreciation to them.

ADJOURNMENT

Mayor Phillips adjourned the meeting at 8:30 p.m.

Interim City Clerk Shaunna Johnson

Mayor Connie Phillips