

The El Dorado City Commission met in a regular session on March 16, 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.

VISITORS

Curt Zieman	128 N Vine	El Dorado, KS
Brad Meyer	222 E 2 nd	El Dorado, KS
Linda Jolly	El Dorado Inc.	El Dorado, KS
Jennifer Calloway	El Dorado Inc.	El Dorado, KS
Emily Connell	El Dorado Main Street	El Dorado, KS
Jamie Downs	Butler County Health Department	El Dorado, KS
Leon Leachman	El Dorado Main Street	El Dorado, KS
Jordan Buxton	El Dorado Chamber of Commerce	El Dorado, KS
Lance Coats	1230 N Topeka	El Dorado, KS

CALL TO ORDER

Mayor Bill Young called the March 16, 2020 meeting to order.

INVOCATION

Pastor Corey Landreth, Real Life Church, opened the meeting with an invocation.

PLEDGE OF ALLEGIANCE

The City Commission led the Pledge of Allegiance.

COVID-19 RESPONSE

Mayor Bill Young read a statement regarding the response of the City of El Dorado to the COVID-19 virus. He stated that our primary goal will be to provide all services that we are able while maintaining the safety of the staff and community.

PERSONAL APPEARANCE

Jamie Downs, Butler County Health Department, gave a presentation on COVID-19 to the City Commission. She stated that it is spread through droplets from coughs and sneezes, she stated that covering coughs and sneezes, constant handwashing and cleaning of surfaces is necessary to prevent the transmission. She stated that most individuals have mild symptoms, the majority of serious cases are in the elderly and those with compromised immune systems. She stated that the newest guidance regarding testing is that individuals should call ahead and get advice from their physician before going to a doctor. She clarified that quarantining means to stay home, do not go out in the public, but it is okay to be near your family.

Ms. Downs encouraged individuals to visit the KDHE’s website and/or the CDC’s site. She stated that businesses should have a plan to continue essential functions, cross train employees, reinforce handwashing and encourage sick employees to stay home. She stated that businesses should also consider what they will do should they have to close.

Commissioner Kendra Wilkinson asked what the duties of the health department are.

Ms. Downs stated that they provide information, prevent outbreaks and disease when possible and have the authority to shut down mass gatherings as necessary.

Commissioner Matt Guthrie asked what the status of the hospital was or if the health department was aware of the status given the closure of Sumner County’s hospital.

Ms. Downs stated that they have been in contact with the hospital and they have stated that they have been trained and are ready to respond if necessary.

Scott Rickard, City Engineer, stated that he was presenting for the partner agencies on their activities over the last year.

Commissioner Nick Badwey asked for examples of the completed projects.

City Engineer Rickard stated that Union Tank and District 142 were examples of a completed and pending project.

Commissioner Kendra Wilkinson asked if they were stating that by meeting weekly they are able to accomplish more.

City Engineer Rickard stated that the thirty minute weekly meeting allowed them to get things done without making continued phone calls or trying to track others down.

Mayor Bill Young asked if they could give a rundown of how the different partners were able to contribute to each of those projects.

City Engineer Rickard stated that they could put that together and bring it back.

Commissioner Badwey stated that the purpose was to improve customer service.

City Engineer stated that he was correct.

PUBLIC COMMENT

Mayor Bill Young opened the floor for public comment.

Lance Coats, 1230 N Topeka, stated that as he is watching the news on the COVID-19 issue, he wanted the City to consider organizing meals or other items needed by individuals affected by the virus. He stated that he would like to volunteer for that.

CONSENT AGENDA

Approval of City Commission Minutes from March 2, 2020 and Special City Commission Meeting Minutes from January 15, 29 and February 26, 2020.

Approval of Appropriation Ordinance 02-20 in the amount of \$1,334,699.22.

Approval of Cereal Malt Beverage License for the Butler Community College Fundraiser at 206 Griffith Street.

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

Commissioner Matt Guthrie seconded the motion.

Motion carried 5 – 0.

INDUSTRIAL PARK MARKETING FUNDING REQUEST

City Manager David Dillner stated that the City Commission heard a proposal on Wednesday to assist in funding an Industrial Park marketing plan. He stated that to facilitate the plan, the City and El Dorado Inc. will be working with Candid and Kansas Global Trade Services.

Commissioner Matt Guthrie confirmed that it was only being approved for one year.

City Manager Dillner stated that staff would return each year because of limits on sales tax.

Commissioner Nick Badwey asked about the outside money that was discussed and if the City would get an equal credit with El Dorado Inc.

Linda Jolly, El Dorado Inc., stated that it was discussed at the board meeting, but a decision was not made.

Commissioner Kendra Wilkinson asked how they got the money from Evergy.

Ms. Jolly stated that they applied for the funds.

City Engineer Scott Rickard stated that Evergy sees the potential in this area for industrial development and provided the funds. He stated that those funds were used in the first portion of the project.

Mayor Young confirmed that Commissioner Badwey was asking that the capital campaign money was able to be split by the parties reducing both of their responsibility.

Commissioner Badwey stated that he was correct.

Commissioner Gregg Lewis stated that he felt that they should fund it and get the conversation started this year and have the discussion in the future about splitting the funds.

Commissioner Nick Badwey moved to table the issue until a decision was made by the El Dorado Inc. Board.

Commissioner Matt Guthrie seconded the motion.

Commissioner Guthrie stated that he likes the high tech part of this, but didn't think that anyone would be making plans to move in the current environment, and he stated that he has been under-impressed by Candid.

Commissioner Badwey stated that he wasn't against it either.

Ms. Jolly stated that the board has agreed to fund it up to \$65,000. She stated that the capital campaign is being done in order to see what funds could be raised. She stated that they would revisit it at the end of the year.

Jennifer Calloway, El Dorado Inc., stated they have done a lot of work behind the scenes. She stated that this approach is proactive and allows the City to choose the type of company that they want.

Mayor Young stated that he is also supportive of the technology. He stated that he was also concerned about agreeing to a three year deal.

City Manager Dillner stated that because it is sales tax money, he will bring it back each year to get an official vote. He stated that they will be able to provide analytics to the Commission each year.

Mayor Young called the question.

Motion failed 2 – 3 (Mayor Young and Commissioners Wilkinson and Lewis voted against).

Commissioner Gregg Lewis moved to approve the funding request in the amount of \$50,000 from the Economic Development Sales Tax Fund for the purpose of funding the agreements with Candid Marketing, Kansas Global Trade Services and El Dorado, Inc.

Commissioner Kendra Wilkinson seconded the motion.

Mayor Young confirmed that this would only provide funding for 2020. He encouraged staff to work with El Dorado Inc. to discuss how they would address funds from the capital campaign.

Motion carried 3 – 2 (Commissioners Badwey and Guthrie voted against).

SPECIAL USE PERMIT APPLICATION – 3515 WEST TOWANDA

City Engineer Scott Rickard stated that the citizen at 3515 W Towanda is requesting approval for a 1,800 square foot accessory structure. He stated that the Planning Commission held a public hearing and recommended approval unanimously. They also voted to extend the time limit to two years.

Commissioner Nick Badwey moved to approve Case No. 20-01-SUP, requesting a SUP for a 1,800 square foot accessory structure at 3515 W. Towanda Avenue to be completed within two years and that Ordinance No. G-1322 be approved.

Commissioner Matt Guthrie seconded the motion.

Roll Call Vote

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

APPLICATION TO REZONE 2765 SE HWY 54

City Engineer Scott Rickard stated that the Planning Commission held a public hearing to review an application to rezone 1.6 acres at 2765 SE HWY 54 from Low Density Dwelling District (r-1) to General Business District (C-1). He stated that this area is a mixed use area in the Extraterritorial Jurisdiction. He stated that the Planning Commission and Butler County Commission have reviewed and voted to recommend approval. He stated that the applicant will be building a new building on the property.

Commissioner Matt Guthrie moved to approve Case No. 20-01-REZ, requesting a rezoning of 1.6 acres at 2765 SE Highway 54 to C-1 General Business District and that Ordinance No. G-1323 be approved.

Commissioner Gregg Lewis seconded the motion.

Roll Call Vote

	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
Position No. 4	Commissioner Kendra Wilkinson	Yes

SPECIAL USE PERMIT APPLICATION – 1360 SW HWY 77

City Engineer Scott Rickard stated that the applicant has requested a permit to allow an accessory apartment at 1360 SW HWY 77. He stated that the Planning Commission and Butler County Commission have both recommended approval of the application.

Commissioner Gregg Lewis moved to approve Case No. 20-02-SUP, requesting a SUP for accessory apartment at 1360 SW Highway 77 and that Ordinance No. G-1324 be approved.

Commissioner Matt Guthrie seconded the motion.

Roll Call Vote

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

ACQUISITION OF 416 NORTH ARTHUR STREET

City Manager David Dillner stated that this property has been the subject of many code enforcement issues over the past years. He stated that the property owner was scheduled to come to court but has agreed to deed the property over to the City. He stated that there could be approximately \$7,000 in the property, but staff believe that the funds could be recouped in the sale of the property after it is cleared.

City Engineer Scott Rickard stated that this would have been next on the building condemnation procedure. He stated that the City was paid for three of the properties that were demolished in the past year, putting money back into the demolition fund.

Commissioner Kendra Wilkinson asked if the cat population had been cleared from the property.

City Manager Dillner stated that they were working with animal control.

Commissioner Gregg Lewis moved to authorize the City Manager to acquire 416 N Arthur and sign all associated paperwork.

Commissioner Matt Guthrie seconded the motion.

Mayor Young confirmed that the funds expended would only be for back taxes and possible demolition expenses.

City Manager Dillner stated that he was correct.

Motion carried 5 – 0.

REPORTS

CITY COMMISSION

Commissioner Nick Badwey stated that the Library Board met. He stated that they have addressed a dress code and are looking at re-hanging some stained glass windows that are from the previous building. He stated that the Library will be doing a soft-closing, they will bring materials out to patrons, but not allow individuals to come in during the current virus issue.

Commissioner Matt Guthrie stated that CTC met. He stated that they got some good input from the group and they have some great new members. He stated that the branding interviews have been postponed.

Commissioner Guthrie stated that Central and Haverhill on the North side, there is a splice in the concrete that has water in it. He asked if that was on the City’s side.

City Engineer Scott Rickard stated that it has been tested, it’s not a water leak. He stated that the intersection sits on a rock ledge and the water is finding a weak point and coming through. He stated that

Mayor Bill Young stated that the EFABC met the week before last. He stated that they did an orientation. He stated that administrators are working on some items that need to be repaired.

Mayor Young stated that he received a call from someone in Topeka who found some rookie cards for an individual who was born in El Dorado and ended up playing baseball professionally and is in the El Dorado Baseball Hall of Fame. He stated that he was able to connect him to the man’s son and wanted to share the story with others.

CITY MANAGER

City Manager David Dillner stated that most activities have been canceled, the City will notify the public of other events as they come up. He stated that the City has closed public areas in hopes that we can prevent more individuals from getting it.

City Manager Dillner stated that he did not have the 4th Quarter report this evening due to the time he has spent responding to the current issue with COVID-19.

City Manager Dillner and Mayor Young encouraged people to only flush toilet paper as to not cause more issues.

EXECUTIVE SESSION

Commissioner Nick Badwey moved to recess into executive session pursuant to the attorney-client exception under K.S.A. 75-4319(b)(2) for the purposes of discussing ongoing legal issues and to reconvene the meeting at 8:30 p.m. in the City Commission Room.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

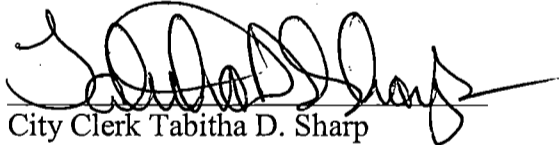
Mayor Bill Young called the meeting back to order at 8:30 p.m.

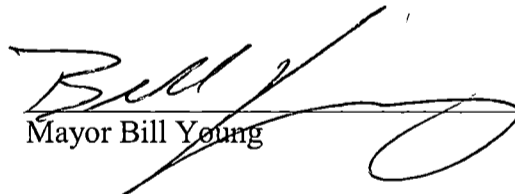
ADJOURNMENT

Commissioner Matt Guthrie moved to adjourn the meeting at 8:30 p.m.

Commissioner Nick Badwey seconded the motion.

Motion carried 5 – 0.


City Clerk Tabitha D. Sharp


Mayor Bill Young