

The El Dorado City Commission met in a regular session on June 1, 2020 at 6:30 p.m. in the Commission Room with the following present: Mayor Bill Young (joined at 6:35 via Zoom), 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

| | | |
|---------------------|-----------------------|---------------|
| Linda & Chris Jolly | El Dorado Inc. | El Dorado, KS |
| Mitch Walter | Gilmore & Bell P.C. | Wichita, KS |
| Vince Haines | El Dorado Inc. | El Dorado, KS |
| Darin Raines | El Dorado Inc. | El Dorado, KS |
| Curt Zieman | 128 N Vine | El Dorado, KS |
| Joe Goeddert | El Dorado Inc. | El Dorado, KS |
| Jennifer Callaway | El Dorado Inc. | El Dorado, KS |
| Emily Connell | El Dorado Main Street | El Dorado, KS |
| Leon Leachman | El Dorado Main Street | El Dorado, KS |
| Steve Waite | El Dorado Main Street | El Dorado, KS |

CALL TO ORDER

Vice Mayor Matt Guthrie called the June 1, 2020 meeting to order.

INVOCATION

Reverend Mark Somerville opened the meeting with an invocation.

PLEDGE OF ALLEGIANCE

The City Commission led the Pledge of Allegiance.

PERSONAL APPEARANCE

Linda Jolly, El Dorado Inc. Director, presented the El Dorado Inc. Annual Report.

PUBLIC COMMENT

There were no comments.

CONSENT AGENDA

Approval of the City Commission minutes from May 18, 2020.

Approval of the acquisition of 619 and 621 West Ash Avenue.

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

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

APPROVAL OF BID FOR PROJECT NO. 542 DOUGLAS ROAD IMPROVEMENT PROJECT (TOWANDA AVENUE TO SUNSET ROAD)

City Engineer Scott Rickard stated that there were three bidders on this project. The lowest and best was from Pearson Construction, LLC for \$1,148,983. He stated that the project will be ongoing this summer and is projected to end November, 2020. He stated that utilities have been moved, and a sidewalk has been added on the west side of Douglas per the request of the residents. He stated that he was actually the low bidder, but there was enough contingency

built in to cover the amount in the bid. He stated that staff are already talking to the residents, preparing them to move forward in the project.

Commissioner Kendra Wilkinson moved that since Pearson Construction, LLC has submitted the lowest and best bid of \$1,148,983 for Project No. 542, the City Manager be directed to award the contract to said contractor, providing that the company furnish the proper bonds.

Commissioner Matt Guthrie seconded the motion.

Motion carried 5 – 0.

WEST CENTRAL GATEWAY TIF DISTRICT PUBLIC HEARING AND ORDINANCE

Mitch Walter, Gilmore and Bell PC, stated that it would be appropriate to do the public hearing first.

Mayor Bill Young opened the public hearing.

City Manager David Dillner stated that the TIF district allows them to capture the incremental increase in the property valuation arising from the project. He stated that they can use those funds to pay for eligible expenses under the ordinance.

Commissioner Matt Guthrie confirmed they could pay for the parking lot with it.

Mr. Walter stated that they could under the TIF Act. He stated that it doesn't allow for private, vertical construction, but does allow for infrastructure expenses related to the project. He stated that they are looking at approximately 10 to 11 years for the TIF eligible expenses to be repaid.

Commissioner Kendra Wilkinson confirmed that the staff report was referring to USD 375.

City Manager Dillner stated that it was.

Mr. Walter stated that this project fits within the parameters outlined by the City within the TIF policy previously adopted by the City.

Mayor Bill Young closed the public hearing.

Commissioner Gregg Lewis moved to approve Ordinance No. G-1326, an Ordinance of the governing body of the City of El Dorado, Kansas making findings and establishing a redevelopment district pursuant to K.S.A. 12-1770 et seq., and amendments thereto.

Commissioner Matt Guthrie 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 |

Mr. Walter stated that the next step will be the project plan and development agreement, all of that will be completed by the end of July.

AIRPORT LIGHTING PROJECT BID APPROVAL

City Manager David Dillner stated that the lighting at the airport has outlived its useful life and staff have presented a new project to replace this lighting. He stated that all new lighting

will be LED. He stated that the project was estimated at \$1 million, of which the City would be responsible for 10%. He stated that under the CARES Act, the City received additional funding to cover the project completely. He stated that while the City will not have actual expenses on this project, the Commission must approve the expense.

Commissioner Matt Guthrie moved that since Strukel Electric Inc. has submitted the lowest and best bid of \$499,235.00 for Airport Improvement Project (AIP) No. 3-20-0018-013, the City Manager be directed to award the contract to said contractor providing that the company furnish the proper bonds.

Commissioner Gregg Lewis seconded the motion.

Motion carried 5 – 0.

COVID-19 ECONOMIC DEVELOPMENT RELIEF FUND PROPOSAL

City Manager David Dillner stated that this is a proposal to utilize funding from the Economic Development sales tax fund. He stated that the fund currently has \$218,955. He stated that the CDBG program is competitive and as the Economic Development sales tax fund has money available, staff are asking the Commission to consider using them to help local businesses. He stated that the Commission could elect to use the same requirements as the CDBG funds.

Commissioner Gregg Lewis asked who would administer the grant.

City Manager Dillner stated that he would with assistance from the partner agencies.

Commissioner Matt Guthrie asked if the outside partners did a survey to determine need.

City Manager Dillner stated that they did, while there aren't a number of businesses struggling, there is some need for assistance.

Commissioner Kendra Wilkinson confirmed that they would have the ability to change their minds should they decide that there are issues with the program.

City Manager Dillner stated that they would. He stated that staff wanted to confirm that Commission was interested in the grant program before putting work into the process. He stated that staff would return with a process for the Commission's approval.

Commissioner Nick Badwey stated that he was in favor of moving forward quickly.

Commissioner Guthrie stated that the Chamber has a system in place already utilizing their funds. He stated that because of the number of items on the City Manager's plate, he would like us to use the criteria developed by the Chamber so that we don't have to spend more time on the project.

City Manager Dillner stated that he wanted to make sure that we gave the businesses enough to keep going, but did not delay the inevitable if a business required more.

Mayor Bill Young stated that we might be able to match funds with relief funds and partner with others to help even more.

Commissioner Matt Guthrie moved to authorize up to \$150,000 from the Economic Development Sales Tax Fund to provide an initial contribution to a COVID-19 relief fund for small businesses and further authorize the city manager to develop criteria and a process to evaluate requests from businesses for the distribution of funds in conjunction with the Chamber of Commerce.

Commissioner Nick Badwey seconded the motion.

Motion carried 5 – 0.

REPORTS

CITY COMMISSION

Commissioner Matt Guthrie asked if there would be a CTC meeting soon.

City Clerk Tabitha Sharp stated that all of our advisory board meetings had been put on hold during the pandemic restrictions, meetings will pick up again soon.

Commissioner Matt Guthrie thanked staff for their work on 10th Street.

Commissioner Nick Badwey stated that he thought the library would be opening next Monday.

Commissioner Badwey asked if the Commission was still going to do fireworks at McDonald Stadium ...

Commissioner Badwey asked when the spray parks would be open.

City Clerk Sharp stated that they would open next Tuesday, the same day the pool opens.

Commissioner Lewis asked if the restrooms would be open.

City Manager Dillner stated that they hadn't discussed, but he thought they would be open next week.

Commissioner Kendra Wilkinson encouraged citizens to pick up their grass clippings.

Commissioner Badwey reminded citizens to check on elderly and pets as the weather gets warmer.

Mayor Bill Young stated that the El Dorado Broncos have canceled their season for the year. He encouraged staff to get a game going that evening.

CITY MANAGER

City Manager David Dillner stated that the City received several compliments on the disc golf course after the tournament a week or so ago. He stated that they appreciated the changes to the course.

City Manager Dillner stated that Mark Shelton called in and stated that he appreciated the work we had done in front of his street.

City Manager Dillner stated that the pool will open June 9th at 1 p.m. He encouraged citizens to check out the rules online or on the Facebook page. He stated that machine pitch and t-ball registrations are open through Friday and those who already registered for baseball or softball should contact the City. He stated that the season will be shortened this year.

City Manager Dillner stated that the Rotary Club will be doing their annual ceremony at Graham Park in honor of the tornado in 1958, he stated that it will be at 5:45 p.m. on June 10th.

City Manager Dillner stated that the Municipal Band would have their first performance at Forest Park on Thursday evening.

City Manager Dillner stated that he had reported that Kevin King could not be here this evening in regards to his SUP on North Arthur, he will be present on June 15th.

Commissioner Matt Guthrie stated that he was ready to pull the SUP.

Commissioner Nick Badwey confirmed that if the vehicles are legally tagged and operational, they are able to be legally parked on the street.

Police Chief Curt Zieman stated that he was correct.

Commissioner Guthrie confirmed that they could put the revocation of the SUP on the agenda.

Commissioner Wilkinson and Badwey agreed.

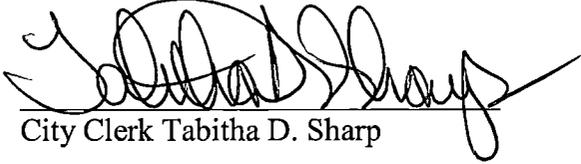
Commissioner Guthrie encouraged citizens to submit comments on the lake master plan.

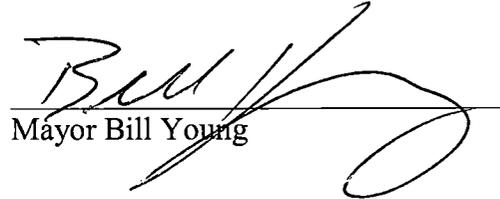
ADJOURNMENT

Commissioner Nick Badwey moved to adjourn the meeting at 7:41 p.m.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.


City Clerk Tabitha D. Sharp


Mayor Bill Young