

**EL DORADO CITY COMMISSION MEETING**

**July 5, 2022**

The El Dorado City Commission met in a regular session on July 5, 2022 at 6:30 p.m. in the Commission Room with the following present: Mayor Bill Young, Commissioner Kelly Tetrick, Commissioner Gregg Lewis, Commissioner Leon Leachman, Commissioner Kendra Wilkinson, Acting City Manager/Administration Director Tabitha Sharp, City Engineer Scott Rickard. Absent: City Manager David Dillner and City Attorney Ashlyn Lindskog

**VISITORS**

Jeff Murphy	220 E 1 <sup>st</sup> Ave	El Dorado, KS
CJ Wilson	Dam Jam Music Festival	
Sarah Hoefgen	El Dorado Inc.	El Dorado, KS
Sarah Steele	Gilmore and Bell P.C.	Wichita, KS
Roarke Gordon	Investment Resources	Wichita, KS
Judie and Peter Storandt	105 S Race	El Dorado, KS
Sonja Milbourn	121 N Emporia	El Dorado, KS

**CALL TO ORDER**

Mayor Bill Young called the July 5, 2022 meeting to order.

**INVOCATION**

Commissioner Leon Leachman opened the meeting with an invocation.

**PLEDGE OF ALLEGIANCE**

The City Commission led the Pledge of Allegiance.

**PROCLAMATIONS AND RECOGNITIONS**

Mayor Bill Young read a proclamation declaring Parks and Recreation Professionals Day.

**PERSONAL APPEARANCE**

CJ Wilson, Dam Jam Music Festival, invited the Commission and the community to this year’s festival.

**PUBLIC COMMENT**

Mayor Bill Young opened the floor for public comments.

Judie Storandt, 105 S Race, discussed why she felt that native plants were important in landscaping.

Sonja Milbourn, 121 N Emporia, also discussed the importance of native plants in landscaping.

**CONSENT AGENDA**

Approval of the City Commission minutes from June 20, 2022 and City Commission Work Session Minutes from June 15, 2022.

Commissioner Leon Leachman moved to approve the consent agenda as presented.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

**NEW BUSINESS**

**GORDY HERITAGE, LLC INDUSTRIAL REVENUE BOND REQUEST**

Acting City Manager Tabitha Sharp stated that the City of El Dorado had received a request for industrial revenue bonds (IRB) to finance the rehabilitation of Gordy Square and Heritage House apartments. She stated that Investment Resources Corporation had received tax credits from the Kansas Housing Resources Corporation to assist with the purchase and redevelopment of the properties. She stated the El Dorado Inc. Director, Sarah Hoefgen, was present as were members from the bond counsel and Investment Resources Corporation to provide more information.

Sarah Hoefgen, El Dorado Inc. Director, stated that Investment Resources Corporation applied for the IRB to remodel 124 units on the two properties. She stated that the properties are located in the Opportunity Zone, the project will total 13.3 million, and they are requesting 11.5 million in IRB's. She stated that the developer has agreed to make a Payment in Lieu of Taxes in the amount of \$50,000 each year. Ms. Hoefgen also stated that the cost-benefit analysis indicated a positive benefit for all taxing authorities following the completion of the project.

Mayor Bill Young opened the public hearing.

There were no comments.

Mayor Young closed the public hearing.

Commissioner Gregg Lewis moved to approve Resolution No.2942, a resolution determining the advisability of issuing taxable industrial revenue bonds for the purpose of financing the acquisition, renovation, construction, and equipping of a senior apartments facility located in the City, and authorizing the execution of related documents.

Commissioner Kelly Tetrick seconded the motion.

Motion carried 5 – 0.

**SETTING A PUBLIC HEARING FOR THE REVENUE NEUTRAL RATE (RNR)**

Acting City Manager Tabitha Sharp stated that in 2021, the State of Kansas passed a law requiring all local governments to declare their intent to exceed the revenue neutral rate. She stated that the revenue neutral rate is the amount that would be collected in the instance of an increased assessed valuation should the mill levy remain the same. She stated that the law requires the City to submit this declaration to the County Clerk by July 20<sup>th</sup> so that they can produce a letter to be sent to all citizens announcing the public hearing.

Acting City Manager Sharp stated that even though we are declaring the intent, we may not need the entirety of the difference between the revenue neutral rate and the amount that would be collected if we left the mill levy the same as 2022. She stated that staff will return to the Commission over the next few weeks for several budget discussions during which that decision will be made.

Commissioner Kelly Tetrick moved to set the public hearing for the Revenue Neutral Rate and the proposed 2023 Budget on September 6<sup>th</sup>, 2022 at 5:30 pm at City Hall, and further authorize the City Clerk to provide Notice of the City's Intent to Exceed the Revenue Neutral Rate by 4.907 mills to the Butler County Clerk.

Commissioner Gregg Lewis seconded the motion.

Motion carried 5 – 0.

**REPORTS**

**CITY COMMISSION AND ADVISORY BOARD UPDATES**

Commissioner Kendra Wilkinson reviewed updates from the Parks and Recreation meeting. She stated that baseball/softball is wrapping up, staff are working on the possibility of a

**EL DORADO CITY COMMISSION MEETING**

**July 5, 2022**

novice disc golf course, the pool had a strong opening week but has leveled off, the pool is short staffed on life guards so adjustments may need to be made to the schedule, and staff will be operating a pickleball league for two weeks at the end of July.

Commissioner Wilkinson stated that there had been several flower baskets stolen and some dug up on North Main. She encouraged people to say something if they notice anyone in the area.

Commissioner Lewis asked staff to check the valley gutter on Douglas, he stated that citizens have reported it was getting rough. He asked about removal of the trees in the industrial park.

City Engineer Scott Rickard stated that RFQ's are out for that project, he anticipated work on it in the fall.

Commissioner Kelly Tetrick thanked the Parks and Recreation staff for their work on the 4<sup>th</sup> of July.

Mayor Bill Young also thanked the Parks and Recreation staff for their work on the holiday.

Commissioner Lewis asked if staff could talk to the EFABC about cleaning up the outside of the stadium.

**CITY MANAGER REPORT**

Acting City Manager Tabitha Sharp stated that each year we review the calls received over the 4<sup>th</sup> of July. She stated that as of today, we had received 15 fireworks related complaints and one report of a fire related to fireworks. This is up just slightly from the previous year.

Acting City Manager Sharp stated that Parks and Recreation would be changing their City Hall hours to 7:30 a.m. to 5 p.m. Monday thru Thursday and 7:30 a.m. to noon on Friday. She stated that during slower times, this will allow staff to have some time off since they work most evenings and Saturdays. She stated that it will also allow them to use Friday afternoon for weekend event prep and not worry about covering the office.

Acting City Manager Sharp stated that Kids Week begins July 18<sup>th</sup>, the next Farmer's Market will be on the 24<sup>th</sup> and the announcement for the lead act at Gold Fest will be on the 8<sup>th</sup>.

**ADJOURNMENT**

Commissioner Kendra Wilkinson moved to adjourn the meeting at 7:41 p.m.

Commissioner Kelly Tetrick seconded the motion.

Motion carried 5 – 0.

  
City Clerk Tabitha D. Sharp

  
Mayor Bill Young