

The El Dorado City Commission met in a regular session on October 19, 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, and City Clerk Tabitha Sharp. Absent: City Attorney Ashlyn Lindskog and City Engineer Scott Rickard.

VISITORS

Curt Zieman	128 Vine	El Dorado, KS
Curtis Lill	1331 Lawndale	El Dorado, KS
Jay Shivers	220 E 1 st	El Dorado, KS

CALL TO ORDER

Mayor Bill Young called the October 19, 2020 meeting to order.

INVOCATION

Mother Christine Gilson, Trinity Episcopal Church, opened the meeting with an invocation.

PLEDGE OF ALLEGIANCE

The City Commission led the Pledge of Allegiance.

PROCLAMATIONS AND RECOGNITION

The City Commission drew prizes for the 2020 Strategic Planning Survey. The following individuals were drawn:

- Year of Free Utilities – Ted and Susan Wrench
- Month of Free Utilities – John Perott
- Walmart Gift Card \$100 – Ted McGowin
- Dillons Gift Card \$100 – Gerald Wittenberg
- \$50 Walnut Valley Packing – Barb Smith
- \$50 Ace Hardware – Deborah Adolph Espinosa
- \$25 Willies – Steve Appleman
- \$25 Beijing – April Scott
- 2 - \$25 Chamber Bucks Checks – Ragan Lytton and Herb Llewellyn

PUBLIC COMMENT

Mayor Bill Young opened the floor for public comments.

There were no comments.

CONSENT AGENDA

Approval of the City Commission minutes from October 5, 2020 and Special City Commission Minutes from September 30, 2020.

Appropriation Ordinance No. 09-20 in the amount of \$4,873,605.04.

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

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

NEW BUSINESS

CDBG-CV GRANT AWARDS

City Clerk Tabitha Sharp stated that the City was awarded \$120,000 in CDBG grant funds to assist small businesses in re-opening after the COVID-19 pandemic. She stated that the City has received applications from 12 local businesses. She stated that once these funds are distributed, there will likely be a little less than half of the funds remaining for other businesses.

Commissioner Gregg Lewis moved to authorize staff to request funding from the State of Kansas Community Development Block Grant Program for the CDBG-CV funds once all proper paperwork has been submitted to the Grant Administrator.

Commissioner Matt Guthrie seconded the motion.

Mayor Bill Young encouraged small businesses to submit applications if they experienced hardships in the previous months due to COVID-19.

Motion carried 5 – 0.

EMPLOYEE POLICY CHANGE

City Clerk Tabitha Sharp stated that staff have been reviewing the policy manual and are providing some new policies for approval by the City Commission. The policies being requested were:

- Bereavement Leave – The previous policy did not provide specific direction for KP&F employees, as their schedules differ from other employees in the City, staff recommend clarifying their Bereavement Leave allotment. Staff also added other family members not currently covered such as grandchildren, in-laws, and children living outside of the home.
- Holiday/Personal Leave – The current leave accrual for employees covers the 9 holidays offered by the City of El Dorado. Staff are recommending that holidays be removed from the accrual and be treated separately from personal leave. This will decrease the personal leave accrual for each employee, but will not decrease the number of vacation days given each year. Staff hope that this will make the leave policy easier for new employees to understand and will allow others to take holidays without having to ensure they have saved enough leave for said holiday. KP&F employees will remain under the previous personal leave policy due to the differences in their work schedules.
- Parental Leave – The City Manager met with small groups of employees over the period of about a year and asked them for recommendations. One such recommendation was a parental leave policy, this policy will offer four weeks of paid leave for each new mother and one week to each spouse or partner. This leave will not be subtracted from their accrued personal or sick leave balance.
- Shared Leave – This suggestion also came from the City Manager’s meetings with employees. Staff will be able to donate leave into a pool at the end of each year. This pool will be used to assist employees who have significant health issues or are caring for an immediate family member who has a significant health issue, and are unable to cover the required leave with their current leave bank.
- Tuition Reimbursement – The previous tuition reimbursement policy was very generous, but given current budgetary constrictions, staff felt it best that the reimbursement amount be reduced and the policy be re-written to provide better direction. The previous policy allowed for reimbursement of up to \$5,250 per year, the new policy would allow for up to \$1,000 in one year with prior budget approval from the Department Head.

Commissioner Nick Badwey moved to approve the amendments to the employee manual effective January 1, 2021.

Commissioner Kendra Wilkinson seconded the motion.

Mayor Bill Young asked if the tuition would affect employees who were doing training required for their position.

City Clerk Sharp stated that this would not affect that portion of the training budget. This was only for those seeking a degree.

Motion carried 5 – 0.

2021 SALARY SCHEDULE

City Clerk Tabitha Sharp stated that staff had reviewed the salary schedule and compared it to other cities of similar size in Kansas. She stated that the work lead staff to believe that applying a cost of living increase to the beginning and end of the schedule would provide the City with the necessary increase to be competitive with others. She stated that staff have also removed the police and fire departments from the regular schedule and placed them in their own due to the differences in their pay schedules. She stated that the police schedule has a significant change attributed to the additional \$50,000 provided by the Commission in the 2021 budget to attract more candidates.

City Clerk Sharp stated that only a few positions outside of the changes to the police schedule, only three or four current employees would be effected by the increase.

Commissioner Nick Badwey moved to approve Resolution No. 2910, a Resolution amending Resolution No. 2881, which established 2020 salaries and wages paid to various employees of the City of El Dorado and allocated the various funds of said City, charges and debits for the payment of compensation of wages of all City officials and employees.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

APPLICATION TO REZONE 737 N GORDY STREET

Jay Shivers, Planning and Zoning, stated that the City has received an applications for a rezone of 737 N Gordy Street from Low Density Residential to I-1 Light Industrial. He stated that one of the lots originally contained a home that was torn down by the City of El Dorado. He stated that the lot is currently under contract by the applicant. He stated that the lots on the sides and to the south are Commercial and Industrial, railroad right of way and residential to the north.

Mr. Shivers stated that staff are recommending approval of the application and the Planning Commission recommended approval as well.

Mayor Bill Young confirmed that the lots to the north were residential and the immediate lot to the north was the applicant’s residence.

Mr. Shivers stated that they were. He stated that they will have to put a fence, landscape berm or trees to the north to split the land uses.

Commissioner Gregg Lewis moved to approve Case No. 20-03-REZ, requesting a rezoning of 737 N. Gordy Street to I-1 Light Industrial District and that Ordinance No. G-1337 be approved.

Commissioner Matt Guthrie seconded the motion.

Roll Call Vote

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
	Mayor Bill Young	Yes

SPECIAL USE PERMIT APPLICATION FOR 1331 LAWNSDALE AVENUE

Jay Shivers, Planning and Zoning, stated that the City has received an application for an accessory structure measuring 2,400 square feet at 1331 Lawndale. He stated that the lot to the east of the residence was purchased and combined with the owner’s lot. He stated that the surrounding lots are homes that are approximately 1,500 square feet. He stated that the primary concern is compatibility. He stated that staff have not made a recommendation because this case is not clearly one way or the other. He stated that reasons to approve it include that the width will be more narrow and that there will be landscaping and fencing around the accessory. He stated that reasons to decline it would be that the primary zoning in the area is residential.

Mr. Shivers stated that the Planning Commission tied 3 – 3 and so there is no recommendation from the Planning Commission either. He stated that the Commission must provide a simple majority vote to either approve or disprove the issue. He stated that the difference in the ability to build is 900 square feet, he could build a 1,500 square foot building with just a building permit. He reviewed the previous structures that have been approved in the last year.

Mayor Young asked how many people were on the board.

Mr. Shivers stated that the board typically has nine individuals, but we are current short one due to a resignation.

Commissioner Gregg Lewis thanked Mr. Lill for cleaning this lot up and stated that he thought the lot would be cared for well as he did the others he owned.

Commissioner Nick Badwey moved to approve Case No. 20-08-SUP, requesting a SUP for a 2,400 square foot accessory structure at 1331 Lawndale Avenue and that Ordinance No. G-1338 be approved.

Commissioner Gregg Lewis seconded the motion.

Commissioner Kendra Wilkinson stated that she has trouble with large size in a residential area. She stated that she voted against the last two oversized buildings and didn’t feel that she could vote in favor this time. She stated that she has no doubt that he was going to keep it up well, but was concerned about something large in that area.

Curtis Lill, 1331 Lawndale, stated that he reviewed this as well today. He stated that if you consider the house and garage on his lot, he is over 2,600 square feet and the building he is requesting is 2,400 square feet.

Commissioner Nick Badwey asked how large the structure that was demolished on that property.

Mr. Lill stated that the front was the same as him, but the back was two stories because the back of the lot slants down. He stated that coming from the west you can’t see his lot and coming from the east, you won’t see the building behind the trees. He stated the building wouldn’t look that big because it was the same height as the surrounding homes. He stated that one of the previous buildings approved is large and there is a large home on one side and a smaller one on the other.

Mayor Young stated that he drove by to look at the property as well. He stated that he didn’t feel that it was going to interrupt the flow because of its placement. He felt that it would be a nice structure in the area. He stated that he wished the Planning Commission could have given an actual recommendation.

Roll Call Vote

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

REPORTS

CITY COMMISSION AND ADVISORY BOARD UPDATES

Commissioner Nick Badwey stated that the library board met. He stated that they will open at 9 and close at 6 Monday through Friday and Saturday 9 to noon. He stated that they will review the hours at their January meeting. He stated that from 4:30 to 6 p.m. on Halloween, they will pass candy out in their drive. He stated that any businesses that want to help or donate should contact the library.

Commissioner Matt Guthrie stated that there is a large stump sticking out under the pedestrian bridge at Walnut River and children were playing on it over the weekend. He asked that staff try to address that.

Commissioner Guthrie congratulated the USD 490 football team in their wins over Augusta and Circle this year.

Commissioner Gregg Lewis asked if we could put some signs on Oak for no dumping. He stated that there have been several items left on the side of the road near the railroad.

Mayor Bill Young encouraged people to support the Halloween celebrations.

Mayor Young offered condolences to the family of Mayor Dean Schmidt and citizens of Potwin on the loss of their Mayor.

Mayor Young stated that the City Manager will be providing some updates in the near future on EFABC.

Mayor Young thanked staff for the efforts they have put into the items on the Commission agenda.

CITY MANAGER

City Manager David Dillner stated that the irrigation inside of McDonald Stadium will be replaced by staff soon. He stated that staff spend a lot of time on repairs to that system and are replacing it so that it will function better and decrease staff time on that system.

City Manager Dillner stated that the City received three bids for Riverview Playground replacement. He stated that the funds are from the excess sales tax fund and will come to the Commission for approval after the Parks and Recreation board makes a recommendation.

City Manager Dillner stated that the area around this playground is going to be repaired soon with funds received from FEMA after the flooding in 2019.

City Manager Dillner stated that the work session next week will be on Tuesday the 27th because the Bajillion Agency will be attending to discuss the Community Branding initiative. He stated that we hope to send the comments from the survey to the Commission this week for their review.

City Manager Dillner encouraged citizens to vote. Advance voting began today at the Butler County Courthouse. He stated that citizens could vote through noon on November 2nd and then again on November 3rd.

City Manager Dillner stated that the City is hosting a virtual Halloween Costume Contest. He stated that submissions could be made to cvb@eldoks.com.

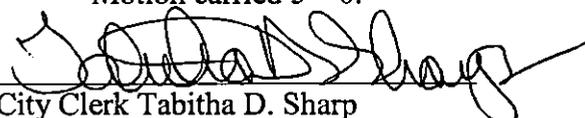
City Manager Dillner stated that the Veteran's parade has been canceled this year.

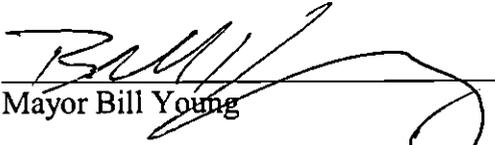
ADJOURNMENT

Commissioner Nick Badwey moved to adjourn the meeting at 7:37 p.m.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.


City Clerk Tabitha D. Sharp


Mayor Bill Young