

**Sales Tax Committee Meeting  
February 9, 2016**

Present: Sales Tax Committee: Stacy Guthrie, Randy Wells, Andy Waller, Scott Leason, Dan Davis, Wade Wilkinson and Tom Storrer (arrived at 6:10 p.m.)

City Staff: Finance Director Tammy Schaffer, City Clerk Tabitha Sharp, Parks and Recreation Director Kevin Wishart, Assistant City Engineer Scott Rickard, Public Works Director Brad Meyer, Police Chief Curt Zieman, and Police Captain Chad Young

Public: Jacqueline and Loren Anthony, Ron and Sandra Larson, Kathy and Tom Clark, Ken Buck, Charlie Lester, Larry and Nancy McEachern, Carmen Sperry, Phillip Wickwire, Rick Kennedy, Barbara Trent, Suzie Locke, Kendra Wilkinson, Donald Adlesperger, Linda Baines, Jean Plummer, Frank Patton, Craig Yaryan, Richard King, Kristi Jacobs, Nancy Wagner, Gregg Lewis, Linda Jolly and Ron McCune

Committee Chair Andy Waller called the meeting to order.

Dan Davis moved to approve the minutes from January 11<sup>th</sup>, 2016.

Wade Wilkinson seconded the motion.

Motion carried 6 – 0.

Mr. Waller stated that they would begin the meeting by hearing presentations from groups making requests.

Roger Cutsinger, Elks Lodge, stated that they have 125 members, are 95 years old, bought two acres for new building. Discussed the activities their lodge provides for children. Would like to build an 8,000 square foot building, not only for them but for the community as well. Rent for reasonable fee. Tried to buy current facility but felt owners were not asking for reasonable price. Stated that the lodge has put several million dollars into the community over the years.

Mr. Waller asked if this was only part of the money they need for the building.

Mr. Cutsinger stated that they have done some other fund raising. They are looking at a total cost of between \$400 and \$500,000.

Mr. Waller asked if they have a plan for the building.

Mr. Cutsinger said they have a drawing but not a professional one yet.

Stacy Guthrie stated that the committee gave them \$25,000 last year to get matching funds. She asked if they had received matching funds yet.

Mr. Cutsinger stated that they had not, they were hoping to get a larger amount for the matching funds.

Ron McCune, President of Butler County Youth Livestock Association, stated that he had done research over the past few years and has come to the conclusion that a full use arena would be beneficial to the community. He provided a drawing of the proposed facility. He stated that there was already had interest in the facility from groups who would like to use it several weekends a year.

Scott Rickard stated that he and Linda Jolly have been working with this group for the last three years on the project and felt that it would have an economic development impact to the city.

Mr. Waller stated that they didn't want to provide money to a facility in another city.

Mr. McCune stated that they have to have access to water, sewer and highways. Those are things that they can get in El Dorado.

Mr. Rickard stated that if they do not build in El Dorado, they would have to give the money back. He stated that the facility would probably need to be funded by organizations throughout the County, but the City of El Dorado has considered the possibility of some land that could be available for the project.

Mr. Waller asked if the feasibility study will focus on El Dorado or other areas.

Mr. McCune stated that it will focus on El Dorado. He stated that WSU has done a study similar to what we want for Harvey County. He stated that it makes sense to put it in El Dorado.

Randy Wells asked if it would replace the 4-H building.

Mr. McCune stated that in his opinion it would.

Mr. Rickard stated that there are a lot of questions now, maintenance and county funding included. He stated that they are looking at it as a project similar to the stadium.

Wade Wilkinson asked if the feasibility study included a cost benefit analysis.

Mr. Rickard stated that Prefert does provide those services.

Stacy Guthrie asked if the company to do the study had already been selected.

Mr. Rickard stated that there had not been. He stated that part of the project is that they must follow the City's purchasing policy.

Mr. Waller asked what potential jobs would be developed from this project.

Mr. McCune stated that short term, there would be construction work available. He stated that he wasn't sure of the long term, but that he had seen hotels, restaurants and agricultural supply stores pop up in areas that have had similar projects. He stated that the facility will be set up for other events as well which could bring in different groups.

Mr. Rickard stated that the Junior College has committed funds from the agricultural division because they are interested in it. He stated that the group has fund raised up to this point and that has provided them with the ability to get the conceptual drawings completed.

Mr. Waller stated that there was a little over \$1.4 million requested, and that couldn't all be given out. He stated that they should go ahead and move through the list.

Mr. Wilkinson suggested they go ahead and pass the additional property tax relief.

Mrs. Guthrie stated that it was the same as it was last year.

Mr. Wilkinson asked if it was approved last year.

Mrs. Guthrie stated that it was, she stated that it can't really be referred to as additional anymore, it is essentially required to keep property taxes from increasing.

Tammy Schaffer stated that if they take away the additional property tax reduction, the city would have to cut the operating budget by two and a half mills.

Mr. Wells stated that he was a big supporter of recreation and fixing what we already have, not adding new items. He stated that we need to direct dollars to that. He stated that McDonald stadium needed some attention. He asked about some vandalism on that property.

Kevin Wishart stated that there was some in the fall; broken windows and spray paint.

Mr. Wells stated that he had heard that the gates didn't work.

Mr. Wishart stated that if someone wanted to go in, they could get in by going on the dugout roof.

Mr. Wells stated that there was a gate that was broken.

Mr. Wishart stated that the gate had been fixed.

Mr. Waller stated that for the sake of time, they would start with the field requests. He asked how much it will cost to flip the fields.

Mr. Wishart stated that if the work was done by staff, it could be done for approximately \$20,000.

Mr. Waller asked what the issue was.

Mr. Wishart stated that it was convenient for parents watching on several fields and for staff supervision. Tournament organizers like a wheel concept.

Mr. Waller and Mr. Wilkinson both said tonight would be for information gathering.

Mr. Waller said that disc golf and cart paths, he said that some of the committee had discussed building a larger course to attract tournaments.

Mr. Wilkinson stated that using excess sales tax on a project and getting some sort of return on the project to create more revenue in the end.

Mrs. Guthrie asked if it was a bad idea to step over the master plan.

Mr. Waller stated that he felt that if they used a little more acreage for an 18 hole course, everything else could be built around it.

Mr. Wilkinson stated that is why they needed to take some more time to put more thought into it before the money is allocated. He asked if the plan that was presented included the plat of the Legion property.

Mr. Rickard stated that there is some room to add more holes, it would be on the Stadium Authority's property. We could possibly work that out with them. He stated his recommendation would be that the sales tax committee recommend to the City Commission that they look into an 18 hole course after making the allocation that was requested.

Mr. Waller stated that the request includes 9 holes and sidewalk work.

Mr. Rickard stated that if they could keep it in the same area, they could use some of the existing sidewalk. He stated that \$15,000 of the current request is for the equipment for 9 holes.

Mr. Wells asked if the baskets were glow in the dark.

Mr. Wishart stated the ones he quoted weren't.

Mr. Waller stated that if they could spend another \$15,000 to build 18 holes, they could attract tournaments.

Mr. Wilkinson stated that Rotary has stated that they are interested in providing some money for this.

Mr. Rickard stated that staff have had preliminary discussion with the

Dan Davis stated that he has a contact with the air capital disc club, he stated that they have volunteered their design services at no cost. He stated that they also have some individuals who volunteer for installation as well. He stated that he would like us to be on the same level as Emporia so we could bring in a lot of dollars.

Mr. Waller stated that most cities don't have the opportunity to build on the facility that we have. The existing landscape and history as a golf course makes this a great project.

Mr. Waller confirmed that McDonald stadium included the garage, structure repairs and locker renovation.

Mr. Wishart stated that electrical work needed to be done. Upgrade restrooms in the locker rooms.

Mr. Rickard stated that they needed to replace electrical conduit and seal up joints.

Mr. Wilkinson asked if that would take care of the leak in the locker room.

Mr. Wishart stated that he believed that this work would correct that. He stated that it might not ever be water proof but we could minimize the issues. Paint the walls, clean them up and get the correct fixtures.

Mr. Rickard stated that there needed to be some code upgrades.

Mr. Wells confirmed that they were available on the field side for the players.

Mr. Wishart stated that he was correct.

Mr. Wilkinson asked if there was anything else on McDonald stadium that needed done.

Mr. Wishart stated that they would love to put up a new fence. He stated that the concessions stand has been upgraded in the last few years and still works properly, the umpire's room has also been recently upgraded.

Tom Storrer got here (6:10 p.m.)

Mr. Wishart stated that they would have to talk about the score board at some point.

Mr. Wilkinson asked if any of the work was in the parks and recreation plan.

Mr. Wishart stated that they weren't specific, just upgrades discussed. He stated that it is great to have a grass outfield, turf might eliminate drainage issues. He stated that there would be issues on any surface when we receive a lot of rain.

Mrs. Guthrie confirmed that there was nothing that they could do to make it substantially better at a reasonable cost.

Mr. Wishart stated that they believe that they could go in and take down the warning track and regrade it, which could help some. He stated that they take care of the challenges through budget now. He stated that he thought it would be about \$25,000 to take care of the problem.

Mr. Wells asked if the city could put in drain tiles behind the fence to send water somewhere else. He stated that he didn't think the water problem was exaggerated. He stated he is not in favor of the garage when the facility needs to be repaired.

Mr. Rickard stated that the warning track has been built up over the years. He said that one of the things he has heard over the years is that they need a flat surface to play ball on, they have done that. He stated that they didn't want to contaminate the dirt with the clay from the warning track.

Mr. Waller asked if there was anything behind the fence.

Mr. Rickard stated that it is built up there so that salt doesn't runoff from the salt and sand storage, but they have discussed moving things.

Mr. Wishart stated that across the city, they lost two to three nights due to rain last year. That was at every field, not just McDonald Stadium.

Mr. Wells stated that if it is something that needs to be done, let's do it.

Mr. Waller asked for a ballpark number before the next meeting.

Mr. Rickard stated that the \$25,000 was good.

Mrs. Guthrie stated that if they changed the number to the \$35,000 for the stadium repairs and \$25,000 and left out the garage, they would be under the ask still.

Mr. Wells asked if there was anyone who knows how to fix it.

Mr. Wishart stated that he had confidence in Mr. Rickard.

Mr. Rickard stated that it is flat on purpose, they had done a lot of research to get it to where it is.

Mr. Waller moved to the downtown development plan, said they have some information on this. He asked for more information.

Mr. Rickard stated that the city requested these funds. He stated that they need to develop a plan to help the downtown area grow. He stated that they won't know the true direction of the project until they hear from all of the stakeholders.

Mr. Waller stated that it felt counterproductive to the master plan for parks and recreation. He asked if it would slow down the parks and recreation plan.

Mr. Rickard stated that he couldn't speak to that, he said it was an initiative of the City Commission.

Mr. Wilkinson asked if this would add more requirements to the property owners that will prevent them from doing work.

Mr. Rickard stated that the RFQ has very open ended statements. He stated that the city won't be forcing it on the business owners. The business owners will have to be involved before the city does anything.

Mrs. Guthrie asked if this was putting the cart before the horse.

Mr. Rickard stated that a big part of the plan will be the engagement from the business owners. The City relies on the input from those individuals.

Mr. Waller moved on to sidewalks on 6<sup>th</sup>.

Mr. Rickard stated that a number of years ago, the City Commission directed staff to move towards placing sidewalks on all major arterials. Sidewalks are requested a lot.

Mr. Waller asked if the school there was also some of the motivation.

Mr. Rickard stated that some of it was, there is a sidewalk on the north side already. It's more about safe travel for pedestrians.

Mrs. Guthrie stated that there are a lot of pedestrians there.

Mr. Rickard stated that it is important for people on the West to be able to follow the sidewalk all of the way.

The committee moved on to solar lighting.

Mr. Meyer stated that staff are asking to take engineering off the grid and do some upgrades to others that will help them be efficient. He stated that bike path lighting would take that off the grid and so we could reduce meter charges in some of the parks that use a lot of lighting.

Mr. Waller asked for the estimated payback.

Mr. Meyer stated that it is estimated at 5-7 years.

Mr. Waller asked about the life expectancy.

Mr. Meyer stated that it is about 25 years.

Mr. Davis asked about vandalism control.

Mr. Meyer stated that the taller lights are a little more difficult to vandalize than the current lights.

Mr. Waller moved to the storage building.

Chief Zieman stated that they are running out of space in the PD building. He stated that the court system decides when they can get rid of items. He stated that they have the willet building and another building where they have vehicles in evidence.

Mr. Waller asked if the request would fund the whole building.

Chief Zieman stated that it would do most of it. He stated that City crews would do the work to save money.

Mr. Wells confirmed that it would be built in the same place as the Willet building.

Chief Zieman stated that it would, staff have been discussing acquiring the land with the Butler County Times Gazette.

Mr. Wilkinson stated that wasn't part of the budget provided.

Chief Zieman stated that it is in the current budget.

Mrs. Guthrie asked if there would still be room if they don't get the land from the Times.

Chief Zieman stated that he wasn't sure, he would have to research it. The publisher has recommended the sale of the land to us.

Mr. Waller asked if they had an idea of an upgrade to solar energy.

Captain Chad Young stated he had not looked into it, but they could.

Mr. Wilkinson asked about the stone façade.

Captain Young stated that they weren't sure about all of the requirements, but the research he did on the stone work stated that it wouldn't take much. Mainly face work.

Mr. Waller asked for costs on the solar before their next meeting.

The committee moved to the library.

Kristi Jacobs and Nancy Wagoner. Kristi stated that in June they completed a 1.1 million renovation. Once they have rolled over end of year money, they will owe the city approximately \$275,000 at \$56,000 a year. She stated these funds would be used to pay more to the city and then they would have more in the budget to do upkeep.

Mr. Waller confirmed that the money would be used to pay off debt to the city.

Mrs. Jacobs confirmed that.

Mr. Waller moved to the façade grant.

Craig Yaryan stated that they are asking for \$3,000 in a matching grant for façade grants for building owners in downtown. They match up to 25% (\$2,000).

Mr. Davis asked how many.

Mr. Yaryan stated that they have done a few each year for the last few years. He stated that they have three requests.

Mr. Waller suggested that they meeting at 4:30 on Thursday the 18<sup>th</sup>.

Dan Davis moved to adjourn the meeting at 6:53 p.m.

Scott Leason seconded the motion.

Motion carried 7-0