

EL DORADO CITY COMMISSION MEETING

October 1, 2018

The El Dorado City Commission met in a regular session on October 1, 2018 at 6:30 p.m. in the Commission Room with the following present: Vice Mayor Gregg Lewis, Commissioner Matt Guthrie, Commissioner Nick Badwey, Commissioner Kendra Wilkinson, City Manager David Dillner, City Engineer Scott Rickard and City Clerk Tabitha Sharp. Absent: Mayor Vince Haines and City Attorney Ashlyn Lindskog

VISITORS

Lee White	Butler County Watchdog	El Dorado, KS
Linda Jolly	El Dorado Inc.	El Dorado, KS
Emily Connell	El Dorado Main Street	El Dorado, KS
Curt Zieman	128 N Vine	El Dorado, KS

CALL TO ORDER

Mayor Vince Haines called the October 15, 2018 meeting to order.

INVOCATION

Mayor Vince Haines opened the meeting with an invocation.

PLEDGE OF ALLEGIANCE

The City Commission led the Pledge of Allegiance.

PUBLIC COMMENT

Mayor Vince Haines opened the floor for public comment.

There were no comments.

EXECUTIVE SESSION

Commissioner Matt Guthrie moved to recess into executive session pursuant to the attorney client privilege exception under K.S.A. 75-4319(b)(2), to discuss pending legal matters and to reconvene the meeting at 6:45 p.m. in the City Commission Room.

Commissioner Nick Badwey seconded the motion.

Motion carried 5 – 0.

Mayor Vince Haines called the meeting back to order at 6:46 p.m.

CONSENT AGENDA

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Approval of City Commission Meeting Minutes for October 1, 2018 and the Special City Commission Minutes from September 12 and 26, 2018.

Approval of Appropriation Ordinance No. 09-18 in the amount of \$4,080,374.23.

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

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

PARTIAL DEMOLITION OF 201 N MAIN

City Engineer Scott Rickard stated that staff have been working with Dwight Wernli on the future of the building at 201 N Main. He showed the Commission a picture of the portion of the building that would be demolished. He stated that several times over the past years, the building has flooded and so he has been unable to rent it out.

Mr. Rickard stated that staff are requesting that the City Commission determine that there are no alternatives to removing the building. He stated that this is a requirement of the Kansas Historical Society because the building is located within the historic district.

Mr. Rickard stated that the funds will come from the Building Demolition funds, of which there are about \$20,000 currently. He stated that they estimate demolition will be approximately \$2,500.

Mr. Rickard stated that Mr. Wernli has agreed to deed the land back to the City once it has been removed. He stated that staff plan to utilize this site to help with some drainage issues in the area. He showed a draft of the planned storm sewer work and said that once the building is gone, they will be able to redirect some of the stormwater into a drain that is utilized less. He stated that they did not have any bidders on this project due to the size and the current work load of various contractors. He stated that staff hope to bring that back to the Commission soon.

Commissioner Matt Guthrie asked for clarification on how this will help with the stormwater.

Mr. Rickard stated that without the building, the surface area that the rain hits will be more spread out.

Commissioner Gregg Lewis asked if it would flood Mr. Acklin's property.

Mr. Rickard stated that they will look into that when the building is gone and they can make a better determination.

Commissioner Kendra Wilkinson confirmed that it was only in front of the Commission because it was in the historical district.

Mr. Rickard stated that she was correct.

Commissioner Kendra Wilkinson moved to declare no feasible alternatives to demolition exist and approve the partial demolition of 201 N. Main Street.

Commissioner Matt Guthrie seconded the motion.

Motion carried 5 – 0.

PROJECT #533 – PAVING OIL HILL ROAD/ROCKY ROAD

City Engineer Scott Rickard stated this project was petitioned by BG Products for a new road by the property that they are expanding. He stated that the Engineer's Estimate is \$573,751.75 and the lowest bid, submitted by Flint Hills Materials, was \$431,777 He stated that the total project cost authorized by the Commission is \$734,402.24.

Mayor Vince Haines asked what the difference between the Engineer's Estimate and Total Project Cost was.

Mr. Rickard stated that the Engineer's Estimate was only for construction costs, he stated that the total project cost includes admin fees, contingency and other items that are not related to construction.

Mayor Haines asked how the improvement district cost is determined.

Mr. Rickard stated that there are two tracts in the improvement district, or 69% of the project cost, BG Products is paying 2/3 of the project and Grizzly Development will pay 1/3. He stated that the City-at-large portion of the project will be 31%.

Commissioner Matt Guthrie asked if staff use these numbers to adjust the Engineer's Estimates later.

Mr. Rickard stated that he does, but sometimes it is difficult because each project is unique and they are dependent upon the contractor and what they have available. He stated that in this case, the contractor had dirt available near El Dorado, so that saved quite a bit. He stated that staff use State bids and bids from other cities to determine what prices are.

Commissioner Nick Badwey moved that since Flint Hills Materials has submitted the lowest and best bid of \$431,777.00 for Project No. 533 the City Manager be directed to award the contract to said contractor providing that the company furnish the proper bonds.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

PROJECT #542 – PAVING DOUGLAS ROAD

City Engineer Scott Rickard stated that after staff discussed this with the City Commission at a previous work session, they have set a potential public hearing date of November 5, 2018. He stated that staff are planning to have some public meetings for the residents on Douglas Road. The residents can come ask questions and better understand the project before the public hearing.

Mr. Rickard stated that after the public hearing is held and the resolution is published, property owners have twenty days to circulate a petition.

Commissioner Nick Badwey moved that Resolution No. 2869 a resolution calling and providing for the giving of notice of a public hearing on the advisability of the making of a certain internal improvement in the City of El Dorado, Kansas, under the provisions of K.S.A. 12-6a01 *et seq.*, as amended and supplemented; and providing for the giving of notice of said hearing (paving improvements/paving Douglas Rd-project 542).

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

PROJECT #543 – WATER LINE – UNION TANK

City Engineer Scott Rickard stated that the Union Tank (UTLX) expansion requires 1,400 gallons per minute of water with a residual pressure of 25 psi. He stated that there is a current 6” line under the facility, and after numerous attempts at making a new connection and increasing flow, staff were only able to get to just under 1,000 gallons per minute. He stated that the insurance provider at Union Tank requires the higher water pressure.

Mr. Rickard stated that Union Tank has petitioned the City of El Dorado and plans to pay the entire cost of the project. He showed a map of where the new 8” line would be placed. He stated that Union Tank needs the line in place by January 1st.

Commissioner Kendra Wilkinson asked what the other color lines are.

Mr. Rickard stated that the yellow line shows the bore length to go under the river and the green line is a different type of soil where another type of pipe will have to be used.

Commissioner Gregg Lewis asked if any easement had to be purchased.

Mr. Rickard stated that he has spoken to the adjacent land owners and they are willing to consider the easement. He stated that we only need the easement on the east side of the river because the west side is owned by Union Tank.

Commissioner Matt Guthrie confirmed that the 6 inch main would be active, just tied to the new line.

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Mr. Rickard stated that he was correct, he stated that it could be seen in the smaller picture on the north side of the picture.

Commissioner Nick Badwey asked who the other landowner was.

Mr. Rickard stated that it was Jim and Lou Clennon.

Commissioner Wilkinson confirmed that the other map shows what Union Tank owns.

Mr. Rickard stated that she was correct.

Mayor Vince Haines stated that he was going to abstain from participating in the vote because his company is doing the design for the project.

Commissioner Badwey stated that his company is working out there as well and asked if he should abstain.

City Manager David Dillner stated that if he did not have an interest in the company that he worked for, there was no conflict of interest.

Mr. Rickard stated that this expansion will bring 75 new jobs to our community. He stated that they have a very fast paced schedule.

City Manager Dillner stated that we will not be doing this project through the purchasing policy because of the time constraints we are under. He stated that there is a piece that allows for us to forgo the policy if time is an issue. He stated that UTLX was looking at other areas, and our ability to get the project done quickly kept them in El Dorado.

Commissioner Matt Guthrie moved that Resolution No. 2870 a resolution determining the advisability of the making of certain internal improvements in the City of El Dorado, Kansas; making certain findings with respect thereto; and authorizing and providing for the making of the improvements in accordance with such findings (project 543/water line-Union Tank), be approved.

Commissioner Gregg Lewis seconded the motion.

Motion carried 4 – 0.

2019 SALARY SCHEDULE

City Clerk Tabitha Sharp stated that every three years, the City of El Dorado does a salary survey to ensure that we are remaining competitive with other cities and recruiting quality employees. She stated that after surveying other communities, we found that we were a bit behind, so we averaged their beginning amounts and applied a 4% increase to the bottom of our salary scales.

Ms. Sharp stated that approximately 30 of our 150 positions would be affected by the survey, because those individuals are being paid less than the bottom of the new scale. She stated that the net effect of all increases is about \$120,000 across all funds and listed the specific effect on each fund.

Ms. Sharp stated that the proposed changes were absorbed into operating budgets during the 2019 budget process. The reason the salary survey hadn't come forward with the budget was because staff were working on a new format involving a step process. It didn't work out and so we are going to try again for next year.

Mayor Vince Haines confirmed that the budget already had the changes adopted into it.

Ms. Sharp stated that he was correct. She stated that if the Commission chose to not adopt the new schedule, staff would simply not implement the changes and expenses would be lower.

Ms. Sharp stated that other changes include the grade numbers, they are now 0-21 instead of all over the place like they used to be. She stated that we also changed a few titles and moved some individuals based on wage and hour law requirements for salary and non-salary individuals.

Commissioner Matt Guthrie asked what the difference between the two scales was.

Ms. Sharp stated that the pay scale with the red type shows the changes that were made to the 2018 scale. The one that is all in black shows the scale with all changes included.

Commissioner Gregg Lewis asked if this would make us competitive with others.

Ms. Sharp stated that it is a definite step in the right direction. She stated that we will remain on top of the changes that other places make to their schedules and if needed will make other changes to ours.

Mayor Haines asked if we were losing employees to private industry or other cities.

Ms. Sharp stated that it is primarily to private industry, but remaining competitive with other cities will help us recruit.

Police Chief Curt Zieman stated that he is primarily losing to private industry because they can pay more. He stated that if we don't keep up with the trends, prospective employees will not even consider the City of El Dorado.

Commissioner Lewis stated that he has a hard time with the fire fighter wages.

City Manager David Dillner stated that fire fighter wages do look lower, but because they are on the 24/48 hour schedule, the take home is higher than another employee who works a 40 hour week.

Commissioner Lewis stated that he would like to see wages higher across the board.

Commissioner Nick Badwey moved to approve Resolution No. 2871, a Resolution amending Resolution No. 2853, which established 2019 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.

REPORTS

CITY COMMISSION

Commissioner Kendra Wilkinson stated that she has received a lot of positive comments about the City's social media presence.

Commissioner Wilkinson stated that each Saturday morning she is at the soccer fields. She stated that many people are bringing their animals with them even though there is a sign on the fields saying no animals allowed. She encouraged citizens to leave their animals at home.

Commissioner Nick Badwey stated that citizens continue to have trouble with the bike lane on Country Club Road, he stated that people are parking in the bike lane when it is a no parking zone.

Commissioner Matt Guthrie stated that some parents have requested something more to help people understand that they cannot drive in the bike lane.

Police Chief Curt Zieman stated that the City Commission passed it as a no parking zone a month or so ago. He stated that there have to be some signs in order for the PD to enforce it.

Commissioner Gregg Lewis asked if the tall reflectors could be placed on that road to help.

City Engineer Scott Rickard stated that staff could look into those. He stated that staff had planned to review the situation prior to placing many signs, but will go put more signs up if the Commission wishes.

Commissioner Wilkinson asked if more bicycle symbols would help.

Mr. Rickard stated that they could, but they do not offer any protection. He stated that signs are probably the next step and staff can move forward with those.

Commissioner Badwey stated that he didn't want a kid thinking he was safe in the bike lane and a car coming along and hitting them. He stated that if we had something, we needed to enforce it.

City Manager Dillner stated that the City cannot enforce the no pets sign at the Middle School fields because it is not our property and it is not an official sign. He stated that he could speak to the school about it.

Commissioner Badwey asked if there was any progress on the accessory structure regulations.

Mr. Rickard stated that staff plan to talk to the Planning Commission at their November meeting.

Commissioner Gregg Lewis stated that he felt that each Commissioner should serve a year on the board.

City Clerk Tabitha Sharp stated that staff will bring advisory board appointments to the Commission in November or December and we can change the policy then.

Mayor Haines stated that he is still working with project Wichita and is anxious to report more soon.

Mayor Haines stated that five local businesses are taking a trip to Colorado as part of a Chamber program called Destination Bootcamp. He stated that they teach businesses how to market their business as a destination in El Dorado. He stated that he will be attending as well.

Mayor Haines stated that the scoreboard issues with the EFABC have been repaired.

Mayor Haines asked if we rope off the bridge where the river gets high.

Staff stated that they had put things on social media and cones out when the bike path had become flooded last week. They watch for water levels and block those accordingly.

CITY MANAGER

City Manager David Dillner stated that the registration deadline for voters is tomorrow.

City Manager Dillner stated that the city is submitting testimony to the State regarding transportation and how that funding is used. He stated that they will also be providing an oral presentation on priorities on Thursday at the transportation task force meeting.

City Manager Dillner informed citizens that Service Line Warranties' phone service and the Municipal Code website are both temporarily down due to the hurricane.

City Manager Dillner stated that we will not be holding a work session next week because staff need to prepare some more items.

City Manager Dillner stated that he attended the city-to-city tour in Boise last week as part of REAP and the Wichita Area Chamber of Commerce.

ADJOURNMENT

Commissioner Nick Badwey moved to adjourn the meeting at 8:01 p.m.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

City Clerk Tabitha D. Sharp

Mayor Vince Haines