

EL DORADO CITY COMMISSION MEETING

February 17, 2025

The El Dorado City Commission met in a regular session on February 17, 2025, at 5:30 p.m. in the Commission Room with the following present: Vice-Mayor Syndee Scribner, Commission Kelly Tetrick, Commissioner Leon Leachman, Commissioner Kendra Wilkinson, and City Manager David Dillner Absent: Mayor Bill Young

VISITORS

Mike Holton	Police Chief	El Dorado, KS
Tabitha Sharp	Assistant City Manager	El Dorado, KS
Scott Rickard	Director of Engineering	El Dorado, KS
Sam Cooper	Management Intern	El Dorado, KS
Emily Connell	El Dorado Main Street	El Dorado, KS
Wendy McPhillips		El Dorado, KS
Greg Mudd	El Dorado Chamber	El Dorado, KS

CALL TO ORDER

Mayor Bill Young called the February 17, 2025, meeting to order.

INVOCATION

Mike Holton, Chief of Police, opened the meeting with invocation.

PLEDGE OF ALLEGIANCE

The City Commission led the Pledge of Allegiance.

PROCLAMATIONS AND RECOGNITION

There were no Proclamations or Recognitions.

PERSONAL APPEARANCE

Mayor Bill Young opened the floor for Personal Appearances.

Greg Mudd, Director of El Dorado Chamber of Commerce, highlighted the Chamber's 2024 events.

City Manager David Dillner gave the City of El Dorado's annual Year in Review presentation.

PUBLIC COMMENT

Mayor Bill Young opened the floor for public comments.

Mayor Young closed Public Comment.

CONSENT AGENDA

City Commission Work Session Minutes from January 29, 2025, and City Commission Meeting Minutes from February 3, 2025.

Approval of Appropriation Ordinance No. 01-25 in the Amount of \$2,484,254.85.

Approval of a Cereal Malt Beverage License for the El Dorado Walnuts at McDonald Stadium with an expiration date of December 31, 2025.

Approval of an Agreement with Axon to Purchase Tasers for the Police Department.

Authorization to replace the Vintage Lift Station at a cost not to exceed \$156,450 with a bid from Haynes Equipment and UCI-Industrial Construction Services, and further direct the City Manager to award the contract to said contractor, contingent upon the company furnishing the required bonds in accordance with applicable laws and contractual requirements.

Commissioner Leon Leachman moved to approve the consent agenda.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 4-0.

PUBLIC HEARING

There was no Public Hearing.

OLD BUSINESS

There was no old business.

NEW BUSINESS

A PUBLIC HEARING, ON BEHALF OF THE KANSAS DEPARTMENT OF TRANSPORTATION, FOR KDOT PROJECT NO. 900-08 KA-6474-01, CONCERNING THE REPLACEMENT OF THE 12TH AVENUE/ EL DORADO STATE PARK BRIDGE

City Engineer Scott Rickard stated that the City of El Dorado is conducting a public hearing regarding KDOT Project 900-08 KA-6474-01, which involves the replacement of the 12th Avenue Bridge over the Walnut River. This project is necessary as the bridge is nearing the end of its useful life and must be replaced to enhance safety and accommodate future transportation needs. The new bridge will include a shared-use path for pedestrians and cyclists, aligning with the City of El Dorado's transportation plan. Construction is scheduled to begin in Fall 2025, with detours utilizing US-77, US-54, and K-177. A portion of right-of-way acquisition from 4(f) designated property, which includes public parks and recreational lands, is required to

accommodate the shared-use path. The land affected is part of the El Dorado State Park. KDOT must comply with Section 4(f) of the Department of Transportation Act, demonstrating that the impact is minimal and does not adversely affect the land's designated use. The U.S. Army Corps of Engineers (USACE) and the Kansas Department of Wildlife and Parks (KDWP) have reviewed the proposal and concurred that the impacts are not adverse. Following the public comment period, KDOT will submit a formal de minimis request for this right-of-way acquisition. A drawing of the affected area and required right-of-way acquisition is included in the packet for review. This right-of-way acquisition is essential to meet federal funding requirements while minimizing impacts on 4(f) land. A 45-day public comment period is required by the Federal Highways Administration (FHWA) to complete the environmental determination process for federal funding eligibility. This comment period began after the 2/3/2025 Commission Meeting when publication of the public hearing notice was placed in the official city newspaper. Comments can still be submitted during this period, via email to engineering@eldoks.com.

Vice Mayor Syndee Scribner opened the Public Hearing.

Vice Mayor Syndee Scribner closed the Public Hearing.

CONSIDERATION OF AN AGREEMENT NO. 909-24 WITH KDOT FOR THE K-254 SURFACE PRESERVATION UNDER THE CITY CONNECTING LINK IMPROVEMENT PROGRAM.

City Engineer Scott Rickard stated that the Kansas Department of Transportation (KDOT) has awarded funding for the City Connecting Link Improvement Program (CCLIP) Surface Preservation (SP) project. This project focuses on resurfacing K-254 (Central Avenue) from Haverhill Road to Jones Street through a 2-inch mill and overlay, pavement markings, and underdrain installation. The improvements address deteriorating pavement and groundwater seepage. The project is crucial for ensuring the safety and longevity of the roadway, which accommodates over 15,000 vehicles daily and has not been resurfaced since 2012. The total estimated project cost is \$635,797.16. KDOT will fund up to \$400,000 for construction and construction engineering. The City's local share is estimated at \$235,797.16, including required matches, non-participating costs, and costs exceeding KDOT's maximum contribution.

Commissioner Kelly Tetrick moved to authorize the City Manager to sign Agreement No. 909-24 with KDOT for the K-254 Surface Preservation Project under the City Connecting Link Improvement Program.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 4-0.

CONSIDERATION OF THE FIRST ADDITION OF CEDAR RIDGE ESTATES, FINAL PLAT

City Engineer Scott Rickard stated that The final plat for Cedar Ridge Estates First Addition has been submitted for consideration. This first phase of the development encompasses approximately 46 residential lots, located in the west half of the northeast quarter of Section 9, Township 26 South, Range 5 East, along the south side of Towanda Avenue. Phase 1 of the subdivision was annexed into the city on February 19, 2024, and subsequently rezoned to R-3 (Multiple Family Dwelling District) to align with the developer's desire and meet the City's Comprehensive Plan and Zoning Regulations. The Planning Commission reviewed the final plat during their meeting on 1/23/25 ensuring compliance with the City's Subdivision Regulations and its alignment with city planning objectives. Following their review, the Planning Commission voted 8-0 to recommend approval of the final plat. At this stage, the City Commission's role is to accept the dedication of public right-of-way and easements as shown on the final plat. Approval of the plat does not authorize the construction of infrastructure improvements at this time; those improvements, including streets, drainage, water, and sewer, will be addressed in subsequent phases of the process. This action simply establishes the framework for public infrastructure to be placed in the future by formally accepting right-of-way and easement dedications as required by the City's Subdivision Regulations. Pursuant to Article 2, Section 3 of the Subdivision Regulations, the City Commission is responsible for formally accepting or rejecting dedications of land for public use within 30 days of plat submission to the City Clerk. Approval of this plat is a procedural step that allows the development process to move forward by finalizing lot configurations and public dedications, ensuring that future infrastructure is placed within properly designated areas.

Eddie Dean Jr. stated that they will be starting with slab homes in the 1200 sq ft range.

Commissioner Kelly Tetrick moved to accept the final plat for Cedar Ridge Estates 1st Addition, including the dedication of right-of-way and easements as outlined on the plat.

Commissioner Leon Leachman seconded the motion.

Motion carried 4-0.

CONSIDERATION OF A RESOLUTION OF INTENT TO CREATE A REINVESTMENT HOUSING INCENTIVE DISTRICT FOR THE CEDAR RIDGE ESTATES, FIRST ADDITION

City Engineer Scott Rickard stated that he purpose of this agenda item is to approve a Resolution of Intent to establish a Reinvestment Housing Incentive District (RHID) for Phase 1 of the Cedar Ridge Estates First Addition. This phase consists of 33 of the 46 platted lots in the addition and aims to address the growing demand for quality housing in El Dorado. The RHID program will facilitate the financing of public infrastructure improvements necessary for residential development. The attached Housing Needs Analysis supports the RHID designation, confirming a shortage of quality housing within the community.

Commissioner Kendra Wilkinson moved to approve a Resolution with the intent to create a

Reinvestment Housing Incentive District (RHID) for Phase One of Cedar Ridge Estates First Addition.

Commissioner Leon Leachman seconded the motion

Motion carried 4-0.

CONSIDERATION OF A CONTRACT WITH APEX EXCAVATING FOR THE CENTRAL AND HAVERHILL WATER MAIN REPLACEMENT PROJECT IN THE AMOUNT OF \$332,450, AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS

City Engineer Scott Rickard stated that Bids were received on February 6, 2025, for the waterline replacement at the intersection of Haverhill and Central. This project aims to address the aging waterline infrastructure in a critical intersection where leaks have been frequent during extremely cold weather. These leaks have historically been challenging to locate and repair due to the 14-inch-thick concrete pavement. Excavation of this intersection to trace a leak is neither practical nor financially feasible. To mitigate this issue, the proposed project will install new waterlines at alternate locations using directional boring, reducing the exposure of the lines and avoiding disruptions to the intersection. This will ensure continued water service reliability and minimize future maintenance challenges. The lowest and only bid for the project was submitted by Apex Excavating for \$332,450.00, The post design Engineer's Estimate was \$275,940.00. The bid Apex Excavating submitted is lower than the original project estimates of \$452,356.25. Project Timeline - Contract Times Commencement: Begins upon issuance of the Notice to Proceed. Substantial Completion: This must be achieved within 30 calendar days from the start of the notice to proceed.

Commissioner Kelly Tetrick moved that since Apex Excavating has submitted the best bid of \$332,450.00 for project no. 623, the City Manager be directed to award the contract to said contractor, providing that the company furnishes the proper bonds.

Commissioner Leon Leachman seconded the motion.

Motion carried 4-0.

DISCUSSION ITEMS

There were no Discussion Items.

REPORTS

CITY COMMISSION AND ADVISORY BOARD UPDATES

Commissioner Kendra Wilkinson stated that EFABC met last Wednesday, and they reviewed the Treasurer's Report and talked about signage on the scoreboard.

Vice Mayor Syndee Scribner stated that REAP met and Every came and talked about the two new powerplants they are going to build in 2028.

CITY MANAGER REPORT

City Manager David Dillner stated that there is going to be a Special Event for the unveiling of Discover Downtown on March 6th at 4 PM.

City Manager Dillner stated that he has been meeting with staff from Butler Community College, USD 490, and USD 375 to discuss the RHID incentives.

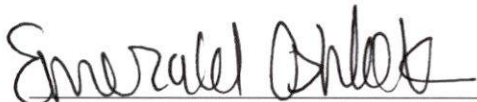
City Manager Dillner stated there is winter weather coming in. He stated that the Public Works department has started treating streets.

ADJOURNMENT

Commissioner Leon Leachman moved to adjourn the meeting at 6:17 p.m.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 4– 0.



City Clerk Emerald Ashlock



Vice-Mayor Syndee Scribner