

EL DORADO CITY COMMISSION MEETING

April 21, 2025

The El Dorado City Commission met in a regular session on April 21, 2025, at 5:30 p.m. in the Commission Room with the following present: Mayor Bill Young, Commissioner Kelly Tetrick, Commissioner Syndee Scribner, Commissioner Leon Leachman, Commissioner Kendra Wilkinson, and City Manager David Dillner. Absent:

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
Ashlie Jack	Excess Sales Tax Committee	El Dorado, KS
Pastor Debbie McCluer	First Church of the Nazarene	El Dorado, KS
Sammuel Cecchini		El Dorado, KS
Teresa Bachman,	Daughters of the American Revolution	El Dorado, KS
Pastor Jurdan Counts	Park Ave Baptist Church	El Dorado, KS
Greg Mudd	El Dorado Chamber	El Dorado, KS
John Grange		El Dorado, KS
Emily Connell	Main Street	El Dorado, KS
Andrew Tipton		El Dorado, KS
Mark Sommerville	Family Workshop Center	El Dorado, KS

CALL TO ORDER

Mayor Bill Young called the April 21, 2025, to order.

INVOCATION

Pastor Mark Sommerville, Family Worship Center, opened the meeting with invocation.

PLEDGE OF ALLEGIANCE

The City Commission led the Pledge of Allegiance.

PROCLAMATIONS AND RECOGNITION

Mayor Bill Young read a proclamation declaring May 1st as “National Day of Prayer.”

Mayor Bill Young read the “Paul Revere’s Ride 250th Anniversary Proclamation,” recognizing April 18th as Paul Revere Day.

Teresa Bachman, Daughters of the American Revolution, gave more information about Paul Revere’s Ride.

PERSONAL APPEARANCE

Mayor Bill Young opened the floor for Personal Appearances.

Ashlie Jack, Excess Sales Tax Committee, presented the Excess Sales Tax Committee's recommendations to the City Commission.

Commissioner Syndee Scribner asked about the difference between the Property Maintenance Program and the Housing Program.

Assistant City Manager Tabitha Sharp stated that the Property Maintenance Program is for assisting those who may have issues with Code Enforcement and the Housing Program is to make a down payment on what the Housing Committee is discussing.

PUBLIC COMMENT

Mayor Bill Young opened the floor for public comments.

Andrew Tipton expressed his interest in serving the community and announced his intention to run for a position on the Commission.

Mayor Bill Young closed Public Comment.

CONSENT AGENDA

City Commission Work Session Minutes from April 2, 2025, and City Commission Meeting Minutes from April 7, 2025.

Consideration of the Approval of an Extension on the Community Development Block Grant Project at District 142.

Approval of Appropriation Ordinance No. 03-25 in the amount of \$6,351,091.33

Commissioner Leon Leachman moved to approve the consent agenda.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5-0.

PUBLIC HEARING

There was no Public Hearing.

OLD BUSINESS

There was no old business.

NEW BUSINESS**CONSIDERATION OF AN ORDINANCE ZONING CERTAIN LAND ON THE CITY OF EL DORADO, KANSAS, EXTRATERRITORIAL JURISDICTION I-1 LIGHT DISTRICT AND AMENDING THE ZONING MAP OF THE CITY**

City Engineer Scott Rickard stated that the applicant has submitted a request to rezone the property at 1257 SW Hwy 77 from A-R (Agricultural-Residential District) to I-1 (Light Industrial District). The property, currently owned by Brickley Enterprises, is proposed to be sold to Mr. Miller, who intends to use it for outdoor storage of RVs and boats. Historically, the site has functioned in various industrial capacities, including as an oil field service business and a mechanic shop. A Letter of Map Amendment (LOMA) has removed a portion of the site from the floodplain, lessening development constraints. This property lies within the City's Extraterritorial Jurisdiction (ETJ) along the US-77/US-54 corridor. While zoning authority rests with the City of El Dorado, all building code compliance will be overseen by Butler County. Butler County reviewed and approved the rezoning request on February 4, 2025. A public hearing on this request was held at the Planning Commission meeting on March 27, 2025. Following the hearing, the Planning Commission voted to recommend approval of the rezoning

Commissioner Kelly Tetrick moved to approve the rezoning request for 1257 SW Hwy 77 from A-R (Agricultural-Residential District) to I-1 (Light Industrial District) as recommended by the Planning Commission.

Commissioner Syndee Scribner seconded the motion.

Motion carried 5-0.

CONSIDERATION OF APPROVAL OF THE NANCY GRANGE SUBDIVISION PLAT

City Engineer Scott Rickard stated that the property owner has submitted a final plat for the Nancy Grange Subdivision, located in Section 33, Township 25 South, Range 5 East, within the El Dorado Industrial Park on the west side of Garcia Court. The plat proposes to divide a single tract of land into three industrial lots. The property is zoned I-1 (Light Industrial District), which permits a range of light manufacturing, warehousing, and service-oriented uses. This subdivision is administrative and does not involve any new street or utility construction. The lots are being created to facilitate future industrial development or potential sale/lease of parcels to separate businesses. The proposed plat allows for efficient use of land and aligns with the intended build-out of this portion of the industrial park.

Commissioner Leon Leachman moved to approve the final plat of the Nancy Grange Subdivision as presented.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5-0.

CONSIDERATION OF APPROVAL OF A SPECIAL USE PERMIT FOR AN ACCESSORY APARTMENT AT 202 SW MORELY RD.

City Engineer Scott Rickard stated that the applicants have requested a Special Use Permit (SUP) to allow the construction of an accessory apartment at 202 SW Morley Rd. Under the El Dorado Zoning Regulations, an accessory apartment is defined as “an accessory use residential unit that is detached from a principal single-family residential unit.” The property is zoned R-S (Residential Suburban District), where accessory Apartments are permitted only with the approval of a Special Use Permit in accordance with Article 10 of the zoning code. The proposed structure is a 40'x40' detached building that will contain both a garage and a secondary residential unit. The property is located within the City of El Dorado’s Extraterritorial Jurisdiction (ETJ), meaning that land use decisions—including zoning and SUP approvals—are subject to City authority, while permitting and inspections are conducted by Butler County per the Interlocal Agreement between the City and County. The Planning Commission reviewed this SUP request at its March 27, 2025, meeting. The Commission held a public hearing and recommended approval based on the application’s conformance with zoning regulations, the character of surrounding development, and input from Butler County.

Commissioner Syndee Scribner moved to approve the Special Use Permit for an accessory apartment at 202 SW Morley Rd as recommended by the Planning Commission.

Commissioner Kelly Tetrick seconded the motion.

Motion carried 5-0.

CONSIDERATION OF AN ORDINANCE ZONING CERTAIN LAND IN THE CITY OF EL DORADO, KANSAS, O-I OFFICE INSTITUTIONAL DISTRICT AND AMENDING THE ZONING MAP OF THE CITY.

Kellie Nesmith, acting as the agent for Sunlight Children's Advocacy Center (SCAC), with authorization from the property owner Kevin Brownlee, has submitted a request to rezone Lots 1, 2, and 3, Block 1 of the KB Farms Addition from R-1 (Low-Density Residential District) to O-I (Office – Institutional District). This property was previously rezoned from I-1 (Light Industrial District) to R-1 in 2023 based on a concept for future residential development. However, with the current proposal for a child advocacy and support facility, the Office-Institutional (O-I) designation more appropriately reflects the nature of the proposed institutional use. SCAC is a nonprofit organization that provides essential child welfare services, including Forensic interviews in a child-friendly, trauma-informed setting, Mental health counseling and family advocacy, Legal coordination and victim services, Crisis intervention and temporary placement assistance. The rezoning request was reviewed by the Planning Commission at its March 27, 2025, meeting, during which a public hearing was held. The Commission found the request to be consistent with the Comprehensive Plan and surrounding land uses, and voted to recommend approval.

Commissioner Kelly Tetrick moved to approve an Ordinance Zoning Certain Land in the City of El Dorado, Kansas O-I Office Institutional District and Amending the Zoning Map of the City.

Commissioner Syndee Scribner seconded the motion.

Motion carried 5-0.

CONSIDERATION OF AN ORDINANCE ZONING CERTAIN LAND IN THE CITY OF EL DORADO, KANSAS, R-2 RESIDENTIAL MEDIUM DENSITY DISTRICT AND AMENDING THE ZONING MAP OF THE CITY

City Engineer Scott Rickard stated that the applicant has submitted a rezoning request for three contiguous lots located at 1126, 1128, and 1204 W 6th Avenue, seeking to change the zoning classification from C-1 (General Business District) to R-2 (Residential Medium Density District). The subject properties were previously rezoned in 2023 from R-3 (Multiple Family Dwelling District) to C-1 with the intent to develop a commercial storage facility. However, that project did not proceed, and the property has since remained undeveloped. The applicant now proposes to construct a duplex on the site, consistent with the R-2 zoning designation, which allows for moderate-density residential uses such as duplex housing. The proposed change responds to a lack of commercial development interest in the location and reflects market demand for infill housing opportunities. The Planning Commission reviewed the request at its March 27, 2025, meeting; held a public hearing, and recommended approval based on the property's development potential, surrounding zoning context, and consistency with the City's housing objectives.

Commissioner Syndee Scribner moved to approve the Ordinance Zoning Certain Land in the City of El Dorado, Kansas, R-2 Residential Medium Density District and Amending the Map of the City.

Commissioner Kelly Tetrick seconded the motion.

Motion carried 5-0.

CONSIDERATION OF AN ORDINANCE ZONING CERTAIN LAND IN THE CITY OF EL DORADO, KANSAS, EXTRATERRITORIAL JURISDICTION R-S RESIDENTIAL SUBURBAN DISTRICT AND AMENDING THE ZONING MAP OF THE CITY

City Engineer Scott Rickard stated that the applicant has submitted a request to rezone approximately 20 acres at 3242 SE Turkey Creek Road from A-R (Agricultural Residential District) to R-S (Residential Suburban District). The proposed rezoning will enable the placement of a single-family modular home on the property, which does not conform to the current A-R zoning district's minimum lot size requirement of 40 acres. The R-S zoning classification allows smaller residential lots, requiring a minimum of 3 acres of public water is available and 6.6 acres without a centralized water or wastewater system. The site is located within the City of El Dorado's Extraterritorial Jurisdiction (ETJ), granting the City authority over

zoning and land use decisions. However, Butler County remains responsible for building permitting, wastewater systems (e.g., lagoon), and on-site infrastructure oversight per the City-County Interlocal Agreement. The Planning Commission reviewed the request at its March 27, 2025, meeting, held a public hearing, and recommended approval, noting that the proposal aligns with the area's current land use patterns and accommodates rural residential growth in a manner consistent with the City's regulatory framework.

Commissioner Syndee Scribner moved to approve the Ordinance Zoning Certain Land in the City of El Dorado, Kansas, Extraterritorial Jurisdiction R-S Residential Suburban District and Amending the Zoning Map of the City.

Commissioner Kelly Tetrick seconded the motion.

Motion carried 5-0.

DISCUSSION ITEMS

There were no Discussion Items.

REPORTS

CITY COMMISSION AND ADVISORY BOARD UPDATES

Commissioner Leon Leachman stated that the Parks and Recreation Advisory Board met last week and had a great discussion. He stated that it appears numbers are up for youth sports. He stated that a naming recognition for an individual came up as a discussion, and staff is bringing back more information.

Commissioner Syndee Scribner stated that K-254 met, and they have sent out Bids for the work being done in the Greenwich, Rock, and Webb Road areas to enhance the roads.

Mayor Young stated that he has asked Commissioner Scribner to sit in his seat for the El Dorado Inc. Board meetings. He stated that he had some scheduling conflicts.

Mayor Young encouraged people to sign up to be host families for the El Dorado Walnuts.

CITY MANAGER REPORT

City Manager David Dillner stated that the end of the Central Avenue project is near. He stated that within the next couple of weeks they will begin repaving the portion.

City Manager Dillner stated that you will soon see some of the Parks and Rec Department out at the Business Park implementing the Spring Maintenance Program. He stated that they will be doing it in phases to allow the Parks Department to still work on other areas.

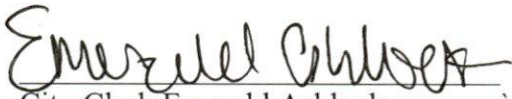
City Manager Dillner stated that the Aquatic Center Conversation will be starting soon. He stated that they have completed a lot of the due diligence. He stated that the consultant is finalizing the reports and will be getting them to Staff soon.

ADJOURNMENT

Commissioner Leon Leachman moved to adjourn the meeting at 6:15 p.m.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.


City Clerk Emerald Ashlock


Mayor Bill Young