

EL DORADO CITY COMMISSION MEETING

May 19, 2025

The El Dorado City Commission met in a regular session on May 19, 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
Emily Connell	Main Street	El Dorado, KS
Greg Mudd	Chamber	El Dorado, KS
Anita Seivley	Municipal Band	El Dorado, KS
Marlene Avery	Municipal Band	El Dorado, KS
Brad Long		El Dorado, KS
Steve Fellers		El Dorado, KS
Kendra Fowler Family		El Dorado, KS
Andrew Tipton		El Dorado, KS
Corey Landreth	Haverhill Real Life Church	El Dorado, KS

CALL TO ORDER

Mayor Bill Young called the May 19, 2025, to order.

INVOCATION

Pastor Corey Landreth, Haverhill Real Life Church, 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 “Poppy Month.”

PERSONAL APPEARANCE

Mayor Bill Young opened the floor for Personal Appearances.

Greg Mudd gave the El Dorado Chamber of Commerce 1st Quarter Update.

Anita Seivley with the El Dorado Municipal Band presented the 2025 Municipal Band Schedule.

PUBLIC COMMENT

Mayor Bill Young opened the floor for public comments.

Steve Fellers thanked the Commission for their service and proposed an increase in Commission pay.

Mayor Bill Young closed Public Comment.

CONSENT AGENDA

City Commission Meeting Minutes from April 30, 2025.

2025 Municipal Band Agreement

Approval of Appropriation Ordinance No. 04-25 in the amount of \$4,413,785.66

Approval of Llewellyn Distillery CMB License to expire at 12:00 AM on June 7, 2025.

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 A SPECIAL USE PERMIT FOR AN ACCESSORY
STRUCTURE AT 720 OAK STREET.**

City Engineer Scott Rickard stated that Gary Taylor, 720 Oak Street, submitted a request for a Special Use Permit (SUP) to construct a 1,800-square-foot detached accessory structure at his residence, located at the southeast corner of Oak Street and 6th Avenue. The proposed 30-foot by 60-foot metal building would be oriented toward 6th Avenue and used for personal vehicle storage and hobby-related activities. The structure would feature 12-foot sidewalls, a dark gray and black color scheme to match the existing residence, and access via a new driveway off 6th

Avenue. The property is approximately 30,000 square feet and includes a single-family home built in 1997 with an attached garage. The Planning Commission held a public hearing on April 24, 2025, to consider the SUP request. Staff recommended approval with conditions, including a minimum 15-foot setback from 6th Avenue, the use of neutral-colored metal siding and roofing consistent with the home's exterior, and the retention of existing mature trees along Oak Street and 6th Avenue to provide natural screening. If tree removal occurs, supplemental landscaping or fencing may be required. One adjacent neighbor testified in support. Commissioners discussed the structure's size, visual impact near the cemetery, and potential precedent for similar requests. Following the discussion, the Planning Commission voted 3-2 to deny the request.

Commissioner Kelly Tetrick moved to affirm the Planning Commission's recommendation to deny Case No. 25-02-SUP, a Special Use Permit for a detached accessory structure at 720 Oak Street.

Commissioner Leon Leachman seconded the motion.

Motion carried 4-1.

CONSIDERATION OF A RESOLUTION RENAMING NORTH FIELD IN CENTRAL PARK TO "FOWLER FIELD" IN HONOR OF KENNETH WAYNE "KENNY" FOWLER'S LIFETIME CONTRIBUTION TO YOUTH SPORTS, EDUCATION, AND COMMUNITY SERVICE.

Mayor Bill Young invited the individuals to speak about the renaming of the North Field at Central Park.

Brad Long spoke in favor of approving the renaming of North Field in Central Park to "Fowler Field" to honor Kenny Fowler.

Commissioner Kendra Wilkinson moved to approve Resolution Renaming North Field in Central Park to "Fowler Field" in Honor of Kenneth Wayne "Kenny" Fowler's Lifetime Contribution to Youth Sports, Education, and Community Service.

Commissioner Leon Leachman seconded the motion.

Motion carried 5-0.

CONSIDERATION OF AN ORDINANCE RELATING TO AND PROVIDING FOR THE VACATION OF A PORTION OF A CUL-DA-SAC ON PIONEER DRIVE, LOCATED IN THE EL DORADO INDUSTRIAL PARK TO THE CITY OF EL DORADO, KANSAS

City Engineer Scott Rickard stated while processing the Nancy Grange Addition Final Plat, Butler County notified the City that the cul-de-sac right-of-way still exists on record and must be formally vacated before the plat can be recorded. The vacation will eliminate an unused public right-of-way that is no longer needed for municipal purposes or access. The City is requesting to

vacate the northern portion of a remnant cul-de-sac located at the south end of Pioneer Drive within the El Dorado Industrial Park. This segment of right-of-way was bypassed as part of the 2007 realignment of the street but was never formally vacated through ordinance.

Commissioner Syndee Scribner moved to approve an Ordinance Relating to and Providing for the Vacation of a Portion of a Cul-de-Sac on Pioneer Drive, located in the El Dorado Industrial Park, to the City of El Dorado, Kansas.

Commissioner Kelly Tetrick seconded the motion.

Motion carried 5-0.

CONSIDERATION OF APPROVAL OF THE LOWBID OF \$10,900 FROM STANDS FARM FOR DEMOLITION OF THE STRUCTURE AT 401 N EMPORIA AND AUTHORIZE TO PROCEED WITH THE DEMOLITION.

City Engineer Scott Rickard stated that Bids were received on May 5, 2025, for the demolition of the fire-damaged residential structure located at 401 N. Emporia. The structure has been deemed an immediate hazard under the provisions of El Dorado Municipal Code §15.16.090, following an inspection and determination by the Building Official. The City has conducted a title search on the property and identified relevant parties with a legal interest. As part of the required notification process, the bankruptcy attorney representing the property owner has been notified of the City's intention to proceed with demolition due to the public hazard. The property is currently in foreclosure, and no insurance proceeds have been received to assist with cleanup or removal. Stands Farm submitted the low bid of \$10,900. Staff recommends acceptance of this bid to promptly abate the hazardous condition by razing the fire-damaged structure and restoring the lot to a safe condition.

Commissioner Leon Leachman moved to accept the low bid of \$10,900 from Stands Farm for demolition of the structure at 401 N. Emporia and authorize staff to proceed with the demolition.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5-0.

DISCUSSION ITEMS

There were no Discussion Items.

REPORTS

CITY COMMISSION AND ADVISORY BOARD UPDATES

Commissioner Kendra Wilkinson encouraged everyone to participate in the golf challenge on June 6th.

Commissioner Wilkinson stated that the City Commission continues to review various options for the proposed aquatic center. She noted that the Commission has decided not to place the associated sales tax question on the November ballot; however, it may be considered for a special election in the spring. She emphasized that the Commission wants to thoroughly review all aspects of the project before making any decisions, as it is a large and costly undertaking.

Mayor Bill Young asked staff to bring back more information about Commission compensation.

Mayor Young congratulated all the graduates in the upcoming 2025 college, high school, and 8th-grade graduations.

CITY MANAGER REPORT

City Manager David Dillner stated that the city shelters for tornado warnings are at the Senior Center and City Hall. He encouraged everyone to get a weather radio.

City Manager Dillner stated that Landmark Commercial has provided their first report for marketing efforts for the Business Park. He stated they are increasing their outreach efforts to brokers, lenders, and local business leaders. He stated that they will be getting drone footage of the business park.

City Manager Dillner stated that the pool and splash pads will open on Saturday with weather permitting. He stated that splash pads open at 10:15 am and the pool at 1:00 pm.

City Manager Dillner stated that we have received comments for the proposed Neighborhood Revitalization Program. He stated that we are proposing several changes to the program and that we are hoping to get this process started so that it can be amended before the county by the end of the year, as it will be expiring.

City Manager Dillner stated that Logan Pringle passed his Wastewater Class III Certification, meaning that all employees at the Wastewater Plant are now at least a Class III or higher.

City Manager Dillner stated that Emerald Ashlock, Kate Bosserman, and Derek Kling graduated from the Leadership Butler Program and will now be working on their class project, which will include a program that will help libraries in Butler County.

ADJOURNMENT

Commissioner Leon Leachman moved to adjourn the meeting at 6:58 p.m.

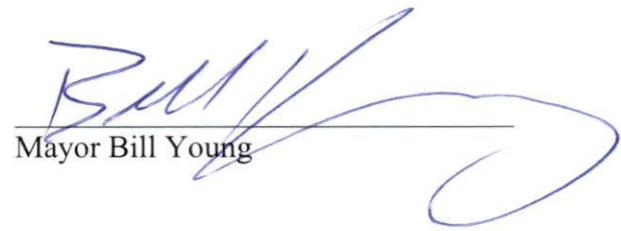
Commissioner Kendra Wilkinson seconded the motion.

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Motion carried 5 – 0.


City Clerk Emerald Ashlock


Mayor Bill Young