EL DORADO CITY COMMISSION MEETING **July 7, 2025**

The El Dorado City Commission met in a regular session on Ju7e 7, 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
Jason Patty	Director of Public Utilities	El Dorado, KS
Tim Rhyne		El Dorado, KS
Lou Clennan		El Dorado, KS
Jim Clennan		El Dorado, KS
Cortnie Killen		El Dorado, KS
Morgan Bohanan	Butler Softball	El Dorado, KS
Andrew Tipton		El Dorado, KS
Emily Connell	El Dorado Main Street	El Dorado, KS

CALL TO ORDER

Mayor Bill Young called the July 7, 2025, to order.

INVOCATION

Commissioner Leon Leachman 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.

There were no Public Appearances.

PUBLIC COMMENT

Mayor Bill Young opened the floor for public comments.

There were no Public Comments.

CONSENT AGENDA

City Commission Work Session Minutes from June 11, 2025, and City Commission Meeting Minutes from June 16, 2025.

Appointment of Steve LaRue to the Board of Code Review.

Approval of Grant Extension for a Community Development Block Grant at 142 N. Main Street.

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 AMENDMENTS TO THE PARK AND RECREATION FACILITY NAMING POLICY.

City Manager David Dillner stated that

Commissioner Kelly Tetrick moved to approve the amendments to the Park and Recreation Facility Naming Policy as recommended.

Commissioner Syndee Scribner seconded the motion.

Motion carried 5-0.

CONSIDERATION OF A RESOLUTION RENAMING NORTH FIELD IN EAST PARK TO "DOUG CHANCE FIELD" IN HONOR OF FORMER BUTLER COMMUNITY COLLEGE SOFTBALL COACH DOUG CHANCE.

City Manager David Dillner stated that recently, community members requested that the North Field at East Park be named to honor Doug Chance, former women's softball coach at Butler Community College. The Parks and Recreation Advisory Board considered this item at its meeting on June 4, 2025. A motion was made and seconded to rename North Field to Doug Chance Field. A vote resulted in a 2- 2 tie, reflecting a split opinion among the board members in attendance. Per board policy, a tied vote means no formal recommendation is issued to the City Commission. However, the matter is presented to the Commission for final determination, as allowed by the City's naming procedures.

Lou Clennan expressed her support for renaming the North Field at East Park to "Doug Chance Field."

Commissioner Leon Leachman moved to approve a resolution renaming North Field in East Park to "Doug Chance Field" in honor of former Butler Community College Softball Coach Doug Chance.

Commissioner Syndee Scribner seconded the motion.

Motion carried 4-1.

CONSIDERATION OF A RESOLUTION APPROVING A WHOLESALE WATER CONTRACT BETWEEN THE CITY OF EL DORADO, KANSAS A MUNICIPAL CORPORATION, AND BUTLER RURAL WATER DISTRICT 7.

Public Utilities Director Jason Patty The current contract has expired. The District is ready to sign the attached contract after several meetings and attorney recommendations back and forth. The biggest change to the contract is the allocation of water under the contract. The previous contract was written as gallons per year, whereas the new contract is written as gallons per day. This change is significant in my opinion to better align with how we treat drinking water. We treat in gallons per day and having our contracts state a gallons per day threshold will better help us plan for plant expansion triggers in the future.

Commissioner Syndee Scribner moved to authorize the Mayor to sign the Contract Amendment with the Kansas Department of Commerce for a time extension on the CDBG Commercial Rehabilitation Grant for 142 N Main through August 29, 2025.

Commissioner Kelly Tetrick seconded the motion.

Motion carried 5-0.

CONSIDERATION OF A GRANT AGREEMENT WITH THE KANSAS HOUSING RESOURCES CORPORATION CONCERNING A MODERATE INCOME HOUSING PROJECT AT 124 S. MAIN STREET.

City Engineer Scott Rickard stated the 124 S. Main property, historically known as the Masonic Hall, is a prominent three-story brick building in the heart of downtown El Dorado. Built in the early 1900s, the building has long stood vacant and underutilized. Frontier Development Group's proposal includes a full historic rehabilitation of the structure, preserving its architectural character while adapting it for productive reuse. The City of El Dorado has been awarded a $650,000 Moderate-Income Housing (MIH) grant from the Kansas Housing Resources Corporation (KHRC) to support the redevelopment of the historic Masonic Hall located at 124 S. Main Street. The project, led by Frontier Development Group, will convert the structure into a mixed-use development featuring 13 multifamily rental units targeted at moderate-income households, along with first-floor commercial space. This item authorizes the City Manager to execute the final KHRC grant agreement

Commissioner Kelly Tetrick moved to authorize the City Manager to execute the KHRC MIH Grant Agreement for the 124 S. Main redevelopment project.

Commissioner Syndee Scribner seconded the motion.

Motion carried 5-0.

CONSIDERATION OF AN AGREEMENT WITH JEO CONSULTING GROUP, INC. FOR THE SAFE STREETS AND ROADS FOR ALL (SS4A) SAFETY ACTION PLAN.

City Engineer Scott Rickard stated The City of El Dorado was awarded a $160,000 federal planning grant through the U.S. Department of Transportation's Safe Streets and Roads for All (SS4A) program, along with a $30,000 local match grant from the Kansas Department of Transportation (KDOT), to fund the development of a citywide Safety Action Plan. This memo seeks authorization for the City Manager to execute a professional services agreement with JEO Consulting Group, Inc., in an amount not to exceed $200,000 to complete this work. Following a formal Request for Qualifications (RFQ) process, the City received seven submissions. After interviewing three firms, JEO was selected as the most qualified and invited to negotiate a final scope and fee.

Commissioner Kendra Wilkinson moved to authorize the City Manager to enter into a professional services agreement with JEO Consulting Group, Inc. for the Safe Streets and Roads for All (SS4A) Safety Action Plan in an amount not to exceed $200,000, as funded by the FHWA grant and KDOT matching program.

Commissioner Leon Leachman seconded the motion.

Motion carried 5-0.

CONSIDERATION OF AN AMENDMENT TO CHAPTER 9 OF THE MUNICIPAL CODE PERTAINING TO CONSUMPTION ON PUBLIC PROPERTY AND AN AMENDMENT TO CHAPTER 4 OF THE MUNICIPAL CODE CREATING THE GOLD FEST COMMON CONSUMPTION AREA.

Assistant City Manager Tabitha Sharp stated that the establishment of a Common Consumption Area enhances economic activity and community engagement by allowing responsible alcohol consumption in a controlled environment. These areas create a vibrant, pedestrian-friendly atmosphere, encouraging longer visits to local businesses and fostering a more dynamic social setting during events. With city oversight and clearly defined boundaries, these spaces ensure compliance with liquor laws while maintaining public safety.

Commissioner Kelly Tetrick moved to approve the Amendment to Chapter 9 of the Municipal Code Pertaining to Consumption on Public Property and an Amendment to Chapter 4 of the Municipal Code Creating the Gold Fest Common Consumption Area.

Commissioner Syndee Scribner seconded the motion.

Motion carried 5-0.

CONSIDERATION OF THE MOTION TO AUTHORIZE THE CITY CLERK TO PROVIDE NOTICE TO THE COUNTY CLERK OF THE CITY'S INTENT TO EXCEED THE REVENUE NEUTRAL RATE FOR THE PROPOSED 2026 ANNUAL BUDGET.

Assistant City Manager Tabitha Sharp stated that the city is required to provide notice to the county of its intent to exceed the revenue-neutral rate to generate more property tax revenue than in the prior year. Cities may decrease the mill levy after the notice is provided, but they can not increase it after the notice. The notice is due July 20, 2025. The City's assessed valuation is $129,685,561. To determine the worth of a mill, we must subtract the Neighborhood Revitalization Program in the amount of $2,412,695, and the Tax Increment Financing in the amount of $886,388. This provides the city with $126,386 per mill. The notification from the County Clerk's office stated that to generate the same amount of As in the prior year, the city would need 55.669 mills. Utilizing the anticipated amount for a mill in 2026, the city would receive $7,038,782. Should the city choose to utilize the proposed mill levy of 61 mills, the anticipated revenue would be 7,709,546.

Commissioner Kendra Wilkinson moved to authorize the City Clerk to provide notice to the County Clerk of the City's Intent to exceed the Revenue Neutral Rate for the Proposed 2026 Annual Budget.

Commissioner Leon Leachman seconded the motion.

Motion carried 5-0.

<u>DISCUSSION ITEMS</u>

There were no Discussion Items.

REPORTS

CITY COMMISSION AND ADVISORY BOARD UPDATES

Commissioner Kendra Wilkinson stated that Main Street met and that it was a productive meeting, and that Mary Martha Good is the new president. She stated that there are a lot of things coming up.

Mayor Bill Young thanked City staff and volunteers for all of the hard work on the 4th of July Celebration.

CITY MANAGER REPORT

City Manager David Dillner stated that city staff had met with Landmark Commercial to discuss the opportunity of a speculative building in the Business Park.

City Manager David Dillner stated that he is talking with Kim Svaty, a legislative advocate, about a proposal for advocacy services for opportunity zones.

City Manager Dillner stated that they are looking at several different projects for the Safe Streets and Roads for All Program.

City Manager Dillner stated that staff has created a list of the remaining projects for McDonald's stadium.

City Manager Dillner stated that we will be soliciting public input with respect to a couple of different projects. Those projects include Gordy Park Pavilion and the Aquatic Center.

ADJOURNMENT

Commissioner Leon Leachman moved to adjourn the meeting at 6:21 p.m.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

City Clerk Emerald Ashlock

Mayor Bill Young