

EL DORADO CITY COMMISSION MEETING

July 21, 2025

The El Dorado City Commission met in a regular session on June 21, 2025, at 5:30 p.m. in the Commission Room with the following present: Vice-Mayor Syndee Scribner, Commissioner 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
Jason Patty	Director of Public Utilities	El Dorado, KS
Emily Connell	El Dorado Main Street	El Dorado, KS
Kristina Traina	El Dorado Senior Center	El Dorado, KS
Brandon Traina		El Dorado, KS
Judy Parks	El Dorado Senior Center	El Dorado, KS
Pat Duncan	El Dorado Senior Center	El Dorado, KS
Sandy Greenwood	El Dorado Senior Center	El Dorado, KS
Suzie Cawthorn	El Dorado Senior Center	El Dorado, KS
Connie Longhofer	El Dorado Senior Center	El Dorado, KS
Sherri Sternseng	El Dorado Senior Center	El Dorado, KS
Jina Rauth	El Dorado Senior Center	El Dorado, KS
Teri Bowlin	El Dorado Senior Center	El Dorado, KS
Susan Johnson	El Dorado Senior Center	El Dorado, KS
Gerald Haines	El Dorado Senior Center	El Dorado, KS
Sarah Hoefgen	El Dorado Inc	El Dorado, KS
Ben Whiteside	El Dorado Inc	El Dorado, KS
Vince Haines	El Dorado Inc	El Dorado, KS
Andrew Tipton		El Dorado, KS
Ryan Liess	Intrust Bank	El Dorado, KS

CALL TO ORDER

Vice-Mayor Syndee Scribner called the July 21, 2025, to order.

INVOCATION

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

PLEDGE OF ALLEGIANCE

The City Commission led the Pledge of Allegiance.

PROCLAMATIONS AND RECOGNITION

Vice-Mayor Syndee Scribner read the Parks and Recreation Professionals Day Proclamation.

PERSONAL APPEARANCE

Vice-Mayor Syndee Scribner opened the floor for Personal Appearances.

Sarah Hoefgen, El Dorado Inc., presented an update for the second quarter of 2025.

Kristina Traina, El Dorado Senior Center, gave a presentation on what has been happening at the Senior Center.

PUBLIC COMMENT

Vice-Mayor Syndee Scribner opened the floor for public comments.

Teri Bowlin wanted to thank Kristina for her hard work at the Senior Center.

CONSENT AGENDA

City Commission Work Session Minutes from June 30, 2025.

Appointment of Linda Baines, Sierra Bonn, Becky Walter, and Rachel Topper to serve as board members and Shon Pinard to serve in an ex officio capacity to the Experience EL Dorado Advisory Board for a term set to expire December 31, 2027

Authorization to Purchase a Street Sweeper from Key Equipment and Supply Company at a cost of \$375,971.20

Approval of Appropriation Ordinance No. 06-25 in the amount of \$1,440,712.88

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

CONSIDERATION OF A RESOLUTION OF THE CITY OF EL DORADO, KANSAS RELATING TO THE SUBORDINATION OF ITS TAXABLE INDUSTRIAL BONDS, SERIES A, 2016 AND SERIES B, 2016 (DAYS INN HOTEL AND SUITES) ISSUED FOR THE PURPOSE OF ACQUIRING, CONSTRUCTING, AND EQUIPPING A HOTEL FACILITY; APPROVING TERMINATION AND RELEASE OF THE GUARANTY AGREEMENT; APPROVING NEW OWNERSHIP OF THE DEVELOPER UNDER THE COMMUNITY IMPROVEMENT DISTRICT; AND AUTHORIZING OTHER DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH.

Assistant City Manager Tabitha Sharp stated that In 2015, the City Commission approved the issuance of up to \$3,500,000 in Taxable Industrial Revenue Bonds (IRBs) to finance the construction of the 42-room facility located in Block 2, Lot 2 of the Business Park and a Community Improvement District (CID) for \$3,134,244. There are two bond series associated with the property, 2016 A and B. Rakesh Bhakta now owns 100% of the hotel (HRSP, LLC), and the Series A bonds owned by the previous partner are being paid off by a private bank. The Resolution authorizes the owners to be released from the guaranty agreement.

Commissioner Kelly Tetrick moved to approve a resolution relating to the subordination of its taxable Industrial Revenue Bonds, Series A, 2016 and Series B, 2016 (Days Inn Hotel and Suites) issued for the purpose of acquiring, constructing and equipping a hotel facility; approving termination and release of the guaranty agreement; approving new ownership of the developer under the Community Improvement District; and authorizing other documents and actions in connection therewith.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 4-0.

CONSIDERATION OF AN ORDINANCE AMENDING SECTION 10.04.010 OF THE EL DORADO MUNICIPAL CODE PERTAINING TO TRAFFIC AND INCORPORATING BY REFERENCE THE "STANDARD TRAFFIC ORDINANCE" FOR KANSAS CITIES, 52ND EDITION, WITH CERTAIN OMISSIONS, CHANGES AND ADDITIONS; PRESCRIBING ADDITIONAL REGULATIONS; PROVIDING CERTAIN PENALTIES AND REPEALING PRIOR ORDINANCES

Police Chief Mike Holton stated that there were only three changes this year. He stated that those changes are Section 40.3 Passing a Stationary Vehicle Displaying Hazard or Caution Signals, Section 114.5 Unlawful Operation of a Work-Site Utility Vehicle, and Section 201.1 Failure to Comply with a Traffic Citation.

Commissioner Leon Leachman moved to approve an Ordinance amending Section 10.04.010 of the El Dorado Municipal Code pertaining to traffic and incorporating by reference the "Standard

Traffic Ordinance” for Kansas Cities, 52nd Edition, with certain omissions, changes and additions; prescribing additional regulations; providing certain penalties and repealing prior ordinances.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 4-0.

CONSIDERATION OF A ORDINANCE AMENDING SECTION 9.04.010 OF THE EL DORADO MUNICIPAL CODE PERTAINING TO TRAFFIC AND INCORPORATING, BY REFERENCE, THE “UNIFORM PUBLIC OFFENSE CODE’ FOR KANSAS CITIES, 41ST EDITION.

Police Chief Mike Holton stated that there is only one change this year. He stated that the change is to Section 6.7.2 and that is about Trespassing on a Critical Infrastructure Facility.

Commissioner Kelly Tetrick moved to approve an Ordinance amending Section 9.04.010 of the El Dorado Municipal Code pertaining to traffic and incorporating, by reference, the “Uniform Public Offense Code” for Kansas Cities, 41st Edition.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 4-0.

CONSIDERATION OF A MOTION TO AWARD THE LOW BID TO KANSAS PAVING AT A COST OF \$391,298.00 FOR THE 2025 PAVEMENT SURFACE RESTORATION PROJECTS AND AUTHORIZING THE CITY MANAGER TO AWARD THE CONTRACT.

City Engineer Scott Rickard stated that Project 632 involves pavement surface restoration on several streets throughout the City using an HMA Ultra-Thin Bonded Asphalt Surface (UTBAS) treatment. This will be the first application of UTBAS in El Dorado, providing a thin-lift preservation method that extends pavement life at a lower cost. The project includes patching, surface treatment, and adjustment of utility structures. The following streets are included: S Emporia (Pine to Towanda), S Denver (Central to Adams), S Taylor (Central to Olive), S Washington (Central to Towanda), W Pine (Taylor to Emporia), W Ash (Star to High), W Carr (Star to Atchison), W Kansas (Star to Atchison), W Towanda (Star to Washington.) He stated that Bids were opened on July 10, 2025. The results were as follows: Kansas Paving: \$391,298.00 (Low Bid), Pearson Construction: \$531,544.00, APAC: \$650,895.90, and Engineer’s Estimate: \$500,490.00

Commissioner Kendra Wilkinson moved to award the low bid to Kansas Paving at a cost of

\$391,298.00 for the 2025 Pavement Surface Restoration Projects and authorizing the City Manager to award the contract.

Commissioner Leon Leachman seconded the motion.

Motion carried 4-0.

CONSIDERATION OF AN ORDINANCE OF THE CITY OF EL DORADO, KANSAS, ESTABLISHING CERTAIN NEW SECTIONS OF THE CITY CODE CONCERNING A POLICY FOR THE DISCRETIONARY WAIVER OF PERMIT FEES IN RESPONSE TO DAMAGE FROM NATURAL EVENTS OR OTHER CIRCUMSTANCES IMPACTING COMMUNITY WELFARE.

City Engineer Scott Rickard stated that Staff is recommending the adoption of an ordinance that grants the City Manager limited discretion to waive building permit fees in specific circumstances. Currently, fees are established in the City's Master Fee Schedule (Ord G-1410) and codified under Chapter 15.04.050 of the Municipal Code, with administrative enforcement guided by Section 109 of the adopted International Building Code (IBC). However, no mechanism exists for temporary, discretionary fee relief in response to unforeseen events, hardships, or localized emergency situations. The proposed ordinance would allow the City Manager to waive building permit fees, in whole or in part, when such action supports timely recovery, public health and safety, economic development, or compliance with codes due to extenuating circumstances. This tool is intended to provide responsive flexibility in limited scenarios and does not revise the underlying permit fee structure

Commissioner Leon Leachman moved to approve an Ordinance of the City of El Dorado, Kansas, Establishing Certain New Sections of the City Code Concerning a Policy for the Discretionary Waiver of Permit Fees in Response to Damage from Natural Events or other Circumstances Impacting Community Welfare.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 4-0.

DISCUSSION ITEMS

There were no Discussion Items.

REPORTS

CITY COMMISSION AND ADVISORY BOARD UPDATES

There was nothing to report.

CITY MANAGER REPORT

City Manager David Dillner stated that there was a brief meeting this afternoon with Garver to go over the last information needed to be updated for the Aquatic Center discussion. He stated the plan is to present that information to the Commission, Committee, and the Public in August.

City Manager David Dillner stated that Gravity Works is preparing a few options on preserving the Forest Park Band Shell, considering the many comments we have received concerning the Gordy Park Pavilion. He stated he met with Dave Stewart to see what those options may be. He stated that Dave is concerned about preserving the Band Shell as is because of the challenges it will create for the band and the patrons. He stated that it will increase the cost because it will require a lift.

City Manager Dillner stated that the city plans to open bids on August 1st for the Central Avenue Surface Rehabilitation Project on Central Avenue, which will be from Jones to Haverhill.

City Manager Dillner stated that Contractors are installing a casing and water main pipe on the Central and Haverhill water main project.

City Manager Dillner stated that there are eight condemnation hearings scheduled for the August 4th meeting. He stated that three of those are related to the June 3rd flooding event.

City Manager Dillner stated that there are a couple of recognitions to communicate. The criminal investigations division of the El Dorado police department worked with the Butler County Sheriff's Department and the FBI on a recent bank robbery. He stated that their efforts resulted in an arrest. He stated that the Flock Cameras also assisted in the investigation. He stated that Ken Huffman and Howard Goldsmith recently completed the transition from eldoks.com to eldoks.gov. He stated that he wanted to recognize City Engineer Scott Rickard, as he recently was certified as a Professional Transportation Planner.

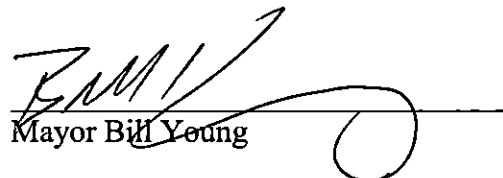
ADJOURNMENT

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


Mayor Bill Young