

EL DORADO CITY COMMISSION MEETING

August 18, 2025

The El Dorado City Commission met in a regular session on August 18, 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	El Dorado Main Street	El Dorado, KS
Elizabeth Blakely	Management Intern	El Dorado, KS
Brad Meyer	Director of Public Works	El Dorado, KS
Jennifer Milbourn		El Dorado, KS
Brookes Milbourn		El Dorado, KS
Andrew Tipton		El Dorado, KS
Emily Connell	El Dorado Main Street	El Dorado, KS
Paige McDaniel	El Dorado Chamber	El Dorado, KS
Pastor Corry Landreth	Haverhill Real Life Church	El Dorado, KS

CALL TO ORDER

Mayor Bill Young called the August 18, 2025, to order.

INVOCATION

Pastor Corey Landreth, Real Life Church, opened the meeting with an 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.

Paige McDaniel, Interim Director of El Dorado Chamber, presented the 2nd Quarter update.

PUBLIC COMMENT

Mayor Bill Young opened the floor for public comments.

There were no Public Comments.

CONSENT AGENDA

City Commission Meeting Minutes from July 21, 2025, and City Commission Work Session Minutes from July 23, 2025.

Consideration of an Amendment to the Gold Fest Common Consumption Area.

Approval of Appropriation Ordinance No. 07-25 in the amount of \$2,265,609.98.

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 REQUESTING A SPECIAL USE PERMIT FOR AN ACCESSORY APARTMENT AT 255 SE 20TH STREET

City Manager David Dillner stated that the Planning Commission held a public hearing on July 24, 2025, to review a Special Use Permit (SUP) application to allow an accessory apartment at 255 SE 20th Street. The applicant proposes to remodel the existing detached garage into a one-bedroom apartment with separate water and electric meters. The property currently contains two occupied single-family homes. 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 subject property is zoned A-R (Agricultural Residential District), where an accessory apartment requires an SUP in accordance with Article 10 – Special Use Permits. The property lies within El Dorado’s Extraterritorial Jurisdiction (ETJ), meaning land use and zoning decisions fall under the City’s authority, while Butler County retains jurisdiction over building permitting and inspections pursuant to the Interlocal Agreement between Butler County and the City of El Dorado. The City Planning Commission reviews and decides zoning and land use matters in the ETJ, and Butler County issues building permits for construction in this area.

Butler County provided a positive recommendation for this case at its July 22, 2025 meeting. The Planning Commission also recommended approval of the request. Per City Code, a supermajority vote of the City Commission is required to overturn a Planning Commission recommendation; a simple majority is required to approve.

Commissioner Kelly Tetrick moved to approve an Ordinance for Case No. 25-04 SUP, requesting a Special Use Permit for an accessory apartment at 255 SE 20th Street.

Commissioner Syndee Scribner seconded the motion.

Motion carried 5-0.

CONSIDERATION OF AN ORDINANCE AMENDING APPENDIX A OR THE ZONING REGULATIONS TO ALLOW PUBLIC ASSEMBLY VENUES BY SPECIAL USE PERMIT IN THE A-R AND R-S ZONING DISTRICTS.

City Manager David Dillner stated that On July 24, 2025, the Planning Commission held a public hearing to consider a zoning text amendment to allow Public Assembly Venues by Special Use Permit (SUP) in the A-R (Agricultural Residential) and R-S (Rural Suburban) districts. While the original request originated from a specific property and proposed event use, the Planning Commission evaluated the amendment based on its general applicability and long-term policy implications. Per the City's Zoning Regulations, a "Public Assembly Venue" is defined as: An establishment that primarily provides sufficient space and facilities for more than 20 people to congregate for a singular purpose or event. Typical uses include public or private auditoriums, houses of worship, meeting halls, community centers, performing arts theaters, and concert halls. Does not include motion picture theaters, sports arenas and stadiums, or conference rooms associated with businesses or offices. May include incidental concessions, gymnasiums, non-commercial kitchens, and offices.

Commissioner Syndee Scribner moved to approve an Ordinance amending Appendix A of the Zoning Regulations to allow Public Assembly Venues by Special Use Permit in the A-R and R-S zoning districts.

Commissioner Kelly Tetrick seconded the motion.

Motion carried 5-0.

DISCUSSION ITEMS

There were no Discussion Items.

REPORTS

CITY COMMISSION AND ADVISORY BOARD UPDATES

Mayor Bill Young stated that EFABC met, and it was a quick and straight forward meeting.

Commissioner Kendra Wilkinson stated that Main Street hosted a meet and greet for Butler's new President, Dr. Daniel. She stated that Dr. Daniel talked about getting Butler more involved in the Community.

CITY MANAGER REPORT

City Manager David Dillner stated that next weeks Work Session will have the concepts for the Forest Park Band Shell as well as the Gordy Park Pavillion Projects. He stated that we will also have the Aquatic Center proforma and options to discuss.

City Manager David Dillner stated that on the Central and Haverhill project it is still constructed down to one lane. He stated that they are cleaning up the project so, it will return back to normal traffic very soon.

City Manager Dillner stated that they will be starting the mill and overlay in September. He stated that will go from Haverhill to Jones.

City Manager Dillner stated that the Central Avenue Bridge, US 54 going east, will at some point in the near future be moved to a one lane bridge, if not all together closed. He stated that KDOT is evaluating how to do a bridge stabilization project. He stated that with the June 3rd flooding some of the stabilization around the bridge abutments need some stabilization. He stated that the bridge is still safe to drive over now, but they do want to get that shored up.

City Manager Dillner stated that the City will be asking for feedback from the public with respect to Safe Streets for All safety action plan.

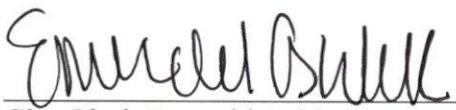
City Manager Dillner stated that the

ADJOURNMENT

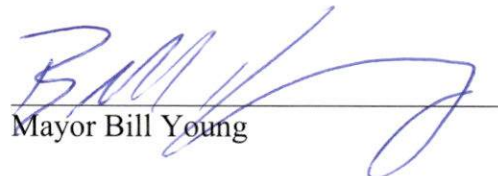
Commissioner Leon Leachman moved to adjourn the meeting at 5:52 p.m.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.



City Clerk Emerald Ashlock



Mayor Bill Young