

EL DORADO CITY COMMISSION MEETING

August 4, 2025

The El Dorado City Commission met in a regular session on August 4, 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
Emily Connell	El Dorado Main Street	El Dorado, KS
Elizabeth Blakely	Management Intern	El Dorado, KS
Sidnie Russell		El Dorado, KS
Brad Meyer	Director of Public Works	El Dorado, KS

CALL TO ORDER

Mayor Bill Young called the August 4, 2025, to order.

INVOCATION

Commissioner Leon Leachman opened the meeting with an invocation.

PLEDGE OF ALLEGIANCE

The City Commission led the Pledge of Allegiance.

PROCLAMATIONS AND RECOGNITION

Mayor Bill Young read the National Night Out Proclamation.

PERSONAL APPEARANCE

Mayor Bill Young opened the floor for Personal Appearances.

Emily Connell, Director of El Dorado Main Street, presented the 2nd Quarter update.

PUBLIC COMMENT

Mayor Bill Young opened the floor for public comments.

Sidnie Russell, Elementary Music Teacher, proposed the creation of the El Dorado Youth Symphony Orchestra.

CONSENT AGENDA

City Commission Meeting Minutes from July 7, 2025, and City Commission Work Session Minutes from July 16, 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 THE APPROVAL OF A BID FOR PROJECT NO. 631, THE RESURFACING OF CENTRAL AVENUE FROM JONES TO HAVERHILL.

City Engineer Scott Rickard stated that The City was awarded a KDOT CCLIP-SP (Connecting Link Surface Preservation) grant for this project through a competitive statewide selection process. This project was prioritized in the City's Pavement Management Plan due to its deteriorating surface condition, high traffic volumes, and strategic location within the network.

Commissioner Kelly Tetrick moved that since APAC-Kansas has submitted the lowest and best bid of \$488,519.41 for Project No. 631, the City Manager be directed to award the contract to said contractor providing that the company furnish the proper bonds.

Commissioner Syndee Scribner seconded the motion.

Motion carried 5-0.

CONSIDERATION OF A RESOLUTION SETTING A PUBLIC HEARING TO CONSIDER THE ADOPTION OF A REDEVELOPMENT PROJECT PLAN AND ESTABLISHMENT OF A REINVESTMENT HOUSING INCENTIVE DISTRICT FOR 124 S. MAIN STREET IN ACCORDANCE WITH K.S.A. 12-5241 ET SEQ.

City Manager David Dillner stated that city staff and Gillmore Bell have prepared a resolution calling for a public hearing regarding the establishment of a Reinvestment Housing Incentive

District (RHID) for the historic Masonic Hall property at 124 S. Main Street. The proposed RHID would support the redevelopment of the vacant three-story building into a mixed-use project featuring income-restricted residential units on the upper floors and commercial space on the ground floor. The resolution is the next formal step in the RHID process and sets the public hearing for September 15, 2025.

Commissioner Leon Leachman moved to approve a Resolution setting a public hearing to consider the adoption of a redevelopment project plan and establishment of a Reinvestment Housing Incentive District for 124 S. Main Street in accordance with K.S.A. 12-5241 et seq.

Commissioner Syndee Scribner seconded the motion.

Motion carried 5-0.

CONSIDERATION OF A RESOLUTION SETTING A PUBLIC HEARING FOR THE PURPOSE OF ABATING OR REMOVING OF DANGEROUS STRUCTURES AT 918 N GORDY, 920 N GORDY, 937 OAK, 1500 W 2ND, 1015 N TAYLOR, 610 W 10TH, 501 W 12TH, 1125 N WALNUT.

City Engineer Scott Rickard stated that staff have identified nine residential structures that meet the criteria of being dangerous, unsafe, or unfit for human habitation or use under Chapter 15.16 of the El Dorado Municipal Code. These findings were based on visual inspections, code enforcement records, and physical observations of long-term neglect, fire damage, or structural decay. The properties proposed for formal review and possible abatement include 918 N. Gordy, 920 N. Gordy, 937 Oak Street, 1500 W. 2nd Avenue, 1015 N. Taylor Street, 610 W. 10th Street, 501 W. 12th Avenue, 502 W. 12th Avenue, and 1125 N. Walnut Street.

Commissioner Kendra Wilkinson moved to approve a Resolution authorizing the scheduling of a public hearing on September 15, 2025, at 5:30 for the purpose of abating or removing the dangerous structures at 918 N Gordy, 920 N Gordy, 937 Oak, 1500 W 2nd, 1015 N Taylor, 610 W 10th, 501 W 12th, 502 W 12th and 1125 N Walnut.

Commissioner Leon Leachman seconded the motion.

Motion carried 5-0.

CONSIDERATION OF THE APPROVAL OF THE EXCESS SALES TAX COMMITTEE RECOMMENDATIONS.

Assistant City Manager Tabitha Sharp stated that each year, the Excess Sales Tax Committee reviews funding requests from City staff requesting the use of excess sales tax proceeds. The committee considers each funding request and then submits its recommendations to the City Commission for final review and consideration. Staff recommends approving the recommendations of the Excess Sales Tax Committee except for the Youth Facilities.

Commissioner Syndee Scribner moved to accept the recommendation of the Excess Sales Tax Committee, except for the Youth Recreation Facility funds, which will be decided on at a future date.

Commissioner Kelly Tetrack seconded the motion.

Motion carried 5-0.

DISCUSSION ITEMS

There were no Discussion Items.

REPORTS

CITY COMMISSION AND ADVISORY BOARD UPDATES

Commissioner Kendra Wilkinson stated that Main Street met on July 24th and had a good discussion on upper-level housing. She stated that on the 14th of August, Main Street is hosting a Meet and Greet for the new President of Butler Community College.

CITY MANAGER REPORT

City Manager David Dillner stated that, as Scott mentioned, the City got a CCLIP grant for mill and overlay on Central Avenue from Jones to Haverhill.

City Manager David Dillner stated that the City also got a Highway Safety Improvement Project grant for 6th and Main.

City Manager Dillner stated that the Community Relief Funds for the June 3rd Flood are being distributed by the United Way and the El Dorado Community Foundation.

City Manager Dillner stated that the Public Utilities Department is finishing up the Haverhill and Central water main project.

City Manager Dillner stated that the Vintage lift station project will start next Monday.

City Manager Dillner stated that the Public Utilities department will also begin replacing the water main on South Denver next Monday.

ADJOURNMENT

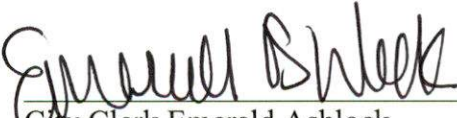
Commissioner Leon Leachman moved to adjourn the meeting at 6:22 p.m.

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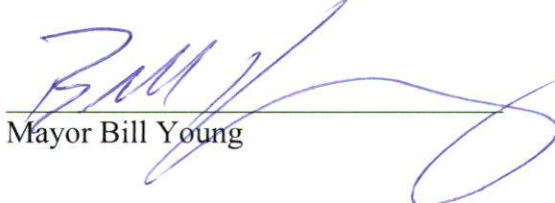
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Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.



City Clerk Emerald Ashlock



Mayor Bill Young