



EL DORADO CITY COMMISSION - REGULAR MEETING AGENDA
CITY HALL – 220 E. FIRST AVENUE
October 6, 2025 - 5:30 PM

- 1. Call to Order**
- 2. Roll Call**
- 3. Invocation** - Pastor Debbie McCluer, First Church of the Nazarene
- 4. Pledge of Allegiance**

Proclamations and Recognition

- 5. Fire Prevention Week Proclamation**

Personal Appearances. Personal appearances are opportunities for organizations or citizens to make special presentations before the City Commission. Such appearances are scheduled in advance of the meeting by calling City Clerk Emerald Ashlock at (316) 321-9100 by 5:00 pm the Tuesday preceding the meeting. Presentations are limited to ten minutes. Any presentation is for information purposes only; no action will be taken.

- 6. Miss El Dorado Ambassadors**

Public Comments. Persons who wish to address the City Commission regarding any matter that is under the jurisdiction of the City Commission may do so when called upon by the Mayor. Comments on personnel matters, matters pending in court, and land use matters are not permitted. Land use Public Hearings are held during Planning Commission meetings.

Consent Agenda (*Consent agenda items will be acted on by one motion unless a majority of the City Commission votes to remove an item for discussion and separate action.*)

- 7. City Commission Meeting Minutes from September 15, 2025.**

Public Hearing

- 8. A Public Hearing Considering the Establishment of a Reinvestment Housing Incentive District (RHID) South of Towanda Avenue and West of Butler Community College (Blocks A: Lots 1–8, Block B: Lots 1–11, and Block C: Lots 1–12)**

Old Business

New Business

- 9. Consideration of an Ordinance establishing a Reinvestment Housing Incentive District and approving the project plan for Cedar Ridge Estates Phase I.**

Discussion Items

Reports

10. City Commission and Advisory Board Updates

11. City Manager

Adjournment

12. Consideration of a motion to adjourn



PROCLAMATION

THE CITY OF EL DORADO, KANSAS

WHEREAS, the City of El Dorado, Kansas, is committed to ensuring the safety and security of all those who live, work, and visit our community; and

WHEREAS, fire is a serious public safety concern both locally and nationally, and homes are the locations where people are at greatest risk from fire; and

WHEREAS, in 2025, the National Fire Protection Association (NFPA) has chosen the theme “**Fire Won’t Wait. Plan Your Escape.**” to educate residents about the simple but important actions they can take to keep themselves and those around them safe; and

WHEREAS, fire prevention education and safety messages provided by the El Dorado Fire Department help residents understand that seconds can mean the difference between a safe escape and tragedy during a fire emergency; and

WHEREAS, residents are encouraged to plan and practice a home fire escape plan, test their smoke alarms, and ensure all household members know two ways out of every room and a designated outside meeting place; and

WHEREAS, Fire Prevention Week provides an opportunity for residents of El Dorado to join together with the fire service, first responders, and community partners to increase awareness and take action to prevent the devastating effects of fire;

NOW, THEREFORE, I, Bill Young, Mayor of the City of El Dorado, Kansas, do hereby proclaim the week of **October 5–11, 2025, as**

FIRE PREVENTION WEEK

throughout this community. I urge all residents to participate by checking their homes for fire safety, planning escape routes, and supporting the life-saving work of our firefighters.

IN WITNESS THEREOF, I have hereto set my hand and caused the Official Seal of the City of El Dorado, Kansas, to be affixed on the 6TH day of October 2025.

Mayor Bill Young

Seal

Emerald Ashlock, City Clerk

EL DORADO CITY COMMISSION MEETING

September 15, 2025

The El Dorado City Commission met in a regular session on September 15, 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
Jason Patty	Director of Public Utilities	El Dorado, KS
Haley Remsberg	Human Resources	El Dorado, KS
Joshua Albin	Adam Jones	El Dorado, KS
Sandy Dewitt	Journey to Recovery	El Dorado, KS
Linnie Baca	Journey to Recovery	El Dorado, KS
Angela Lehr		El Dorado, KS
Kye Lehr		El Dorado, KS
Cindy Murphy		El Dorado, KS
Stephen McVay		El Dorado, KS
Tim Gfeller		El Dorado, KS
Pat Summers		El Dorado, KS
Mark Poe	Journey to Recovery	El Dorado, KS
Starla Poe	Journey to Recovery	El Dorado, KS
Tereasa Bachman	Daughters of the American Revolution	El Dorado, KS
Marsha Todd	Daughters of the American Revolution	El Dorado, KS
Carrie Shearburn		El Dorado, KS
Terry West		El Dorado, KS
Tyler Holloman	Frontier Development Group	El Dorado, KS
Andrew Tipton		El Dorado, KS
Dan Garber	Garber Surveying	El Dorado, KS

CALL TO ORDER

Mayor Bill Young called the September 15, 2025, meeting to order.

INVOCATION

Father John Lanzrath, St. John Catholic Church, opened the meeting with an invocation.

PLEDGE OF ALLEGIANCE

The City Commission led the Pledge of Allegiance.

PROCLAMATIONS AND RECOGNITION

Commissioner Kendra Wilkinson read the Constitution Week Proclamation.

Teresa Bachbam, Daughters of the American Revolution Regent, spoke about the importance of Constitution Week.

Mayor Bill Young read the National Recovery Month Proclamation.

Sandy Dewitt, Journey to Recovery, informed the Commission about Journey to Recovery's mission.

PERSONAL APPEARANCE

Mayor Bill Young opened the floor for Personal Appearances.

Kate Bosserman, Experience El Dorado, presented the Gold Fest preview.

PUBLIC COMMENT

Mayor Bill Young opened the floor for public comments.

There were no Public Comments.

CONSENT AGENDA

City Commission Work Session Minutes from August 27, 2025, and City Commission Meeting Minutes from September 2, 2025.

Approval of Appropriation Ordinance No. 08-25 in the amount of \$2,119,508.35

Commissioner Leon Leachman moved to approve the consent agenda.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5-0.

PUBLIC HEARING

**A PUBLIC HEARING FOR CONSIDERATION OF A RESOLUTION TO LEVY A
PROPERTY TAX EXCEEDING THE REVENUE NEUTRAL RATE.**

Assistant City Manager Tabitha Sharp stated that the RNR represents the mill levy needed to generate the same property tax revenue as the prior year. The RNR is 55.669, and would generate a total of \$7,035,782. The city's current levy is 58.417 mills. The proposed 2026 budget would increase the levy to 58.710 mills, an increase of 0.293 mills, generating an additional \$384,340 in property tax revenue above the RNR and an additional \$37,031 above the current mill levy.

Mayor Bill Young opened the Public Hearing.

Carrie Shearburn requested that the Mill Levy not be increased.

Mark Studebaker asked if the City was going to lower the property taxes on his house, which was condemned by the flood.

Mayor Young stated that we do not set the valuation of the house; that is a function of the County.

Mark Studebaker stated that two days after the flood, no one was at the City offices to help him get a dumpster.

Tim Gfeller proposed not to increase the mill levy. He stated that he spoke with Congressman Will Carpenter and asked how he could get involved.

Mayor Young stated that he encourages people to run for a Commission seat and apply to be on an Advisory Committee.

Commissioner Kelly Tetrick encouraged Tim to attend Work Sessions.

Commissioner Kendra Wilkinson encouraged people to email the Commissioners with questions or complaints.

Commissioner Syndee Scribner moved to approve a Resolution to levy a property tax rate exceeding the revenue-neutral rate.

Commissioner Kelly Tetrick seconded the motion.

Roll Call Vote:

Mayor Bill Young - Yes

Commissioner Tetrick – Yes

Commissioner Scribner - Yes

Commissioner Leachman - Yes

Commissioner Wilkinson – Yes

Motion carried 5-0.

A PUBLIC HEARING CONSIDERING THE ADOPTION OF THE PROPOSED 2026 BUDGET FOR THE CITY OF EL DORADO, KANSAS

Assistant City Manager Tabitha Sharp presented a brief breakdown of the Proposed 2026 Budget for the City of El Dorado, Kansas.

Mayor Bill Young opened the Public Hearing.

Mayor Young closed the Public Hearing.

A PUBLIC HEARING CONSIDERING THE ESTABLISHMENT OF A REINVESTMENT HOUSING INCENTIVE DISTRICT (RHID) AT 124 S MAIN

City Engineer Scott Rickard stated that the City Commission previously adopted a resolution on August 4, 2025, 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 purpose of today's hearing is to receive public comments and consider whether to establish the RHID.

Mitch Walter, Gilmore Bell, gave the background on the purpose of the Public Hearing for the RHID.

Mayor Bill Young opened the Public Hearing.

Tyler Holloman, Frontier Development Group, thanked the Commission for their support of the project. He also informed the Commission of all of the grants that they have received.

Mayor Young closed the Public Hearing.

A PUBLIC HEARING CONCERNING THE PROPOSED CONDEMNATION OF PROPERTIES AT 918 N GORDY, 920 N GORDY, 937 N OAK, 1500 W 2ND, 1015 N TAYLOR, 610 W 10TH, 501 W 12TH, 502 W 12TH, AND 1125 N WALNUT.

Mayor Bill Young opened the Public Hearing.

Josh Albin, Adams Jones, stated that he is here to represent Hunter and Kayla Trotter, owners of 502 W 12th. He stated that due to the El Dorado flood, their house was filled with water, and it was deemed unlivable.

Mark Studebaker discussed the City and FEMA floodplain requirements and expressed concern about the limited timeframe to make repairs to his property. He requested an extension.

The owner of 1015 North Taylor asked for an extension to fix up the property.

Pat Summers, 610 W 10th, asked for an extension so that she could get her things out of the house.

Mayor Young closed the Public Hearing.

OLD BUSINESS

There was no old business.

NEW BUSINESS

CONSIDERATION OF A RESOLUTION STATING THAT 918 N. GORDY IS UNSAFE OR DANGEROUS AND DIRECTING THE STRUCTURE TO BE REPAIRED OR REMOVED, AND THE PREMISES MADE SAFE AND SECURE.

City Engineer Scott Rickard stated that staff identified that nine residential structures have been determined to be dangerous, unsafe, or unfit for human habitation under Chapter 15.16 of the El Dorado Municipal Code. These determinations were based on inspection records, code enforcement actions, and visible deterioration, including structural failure, fire damage, sanitation hazards, and long-term neglect. The properties identified are 918 N Gordy, 920 N Gordy, 937 N Oak, 1500 W 2nd, 1015 N Taylor, 610 W 10th, 501 W 12th, 502 W 12th, and 1125 N Walnut. In accordance with Resolution No. 3013, the City Commission set a public hearing for September 15, 2025, at which owners, agents, lienholders, and occupants may appear and show cause why these structures should not be declared unsafe. If, after the hearing, the Commission finds a structure to be unsafe, it may adopt a Resolution of Findings directing repair or removal within 30 days from publication. If the owner fails to comply, the City is authorized to raze and remove the structure and assess costs back to the property as a special assessment.

The property owners for 918 N. Gordy stated that they are not in a financial position to tear the house down within 30 days. She stated that the property lines are incorrect and is going to have to pay someone to come and correct the property lines.

Commissioner Leon Leachman moved to table Agenda item number 14 and Agenda item 15.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5-0.

CONSIDERATION OF A RESOLUTION STATING THAT 920 N. GORDY IS UNSAFE OR DANGEROUS AND DIRECTING THE STRUCTURE TO BE REPAIRED OR REMOVED, AND THE PREMISES MADE SAFE AND SECURE.

This item was tabled.

CONSIDERATION OF A RESOLUTION STATING THAT 937 N OAK IS UNSAFE OR DANGEROUS AND DIRECTING THE STRUCTURE TO BE REPAIRED OR REMOVED, AND THE PREMISES MADE SAFE AND SECURE.

Commissioner Kendra Wilkinson moved to approve Resolution No. 3019, finding the structure at 937 N Oak unsafe or dangerous and directing that it be repaired or removed and the premises made safe and secure.

Commissioner Leon Leachman seconded the motion.

Motion carried 5-0.

CONSIDERATION OF A RESOLUTION STATING THAT 1500 W 2ND IS UNSAFE OR DANGEROUS AND DIRECTING THE STRUCTURE TO BE REPAIRED OR REMOVED, AND THE PREMISES MADE SAFE AND SECURE.

Commissioner Kelly Terick moved to approve Resolution No. 3020, finding the structure at 1500 W 2nd unsafe or dangerous and directing that it be repaired or removed and the premises made safe and secure.

Commissioner Syndee Scribner seconded the motion.

Motion carried 5-0.

CONSIDERATION OF A RESOLUTION STATING THAT 1015 N TAYLOR IS UNSAFE OR DANGEROUS AND DIRECTING THE STRUCTURE TO BE REPAIRED OR REMOVED, AND THE PREMISES MADE SAFE AND SECURE.

The property owner stated that he purchased the property two weeks ago and is currently in the process of working on another project, and that he intends to start repairs in the near future.

Commissioner Leon Leachman moved to approve Resolution No. 3021 with the change that work commencing within 90 days of publication and the premises made safe and secure.

Commissioner Kelly Tetrick seconded the motion.

Motion carried 5-0.

CONSIDERATION OF A RESOLUTION STATING THAT 610 W 10TH IS UNSAFE OR DANGEROUS AND DIRECTING THE STRUCTURE TO BE REPAIRED OR REMOVED, AND THE PREMISES MADE SAFE AND SECURE.

The property owner is requesting an extension to get her property cleaned out.

Commissioner Kendra Wilkinson moved to approve Resolution No. 3022, finding the structure at 610 W 10th unsafe or dangerous and directing that it be repaired or removed and the premises made safe and secure within 90 days.

Commissioner Kelly Tetrick seconded the motion.
Motion carried 5-0.

CONSIDERATION OF A RESOLUTION STATING THAT 501 W 12TH IS UNSAFE OR DANGEROUS AND DIRECTING THE STRUCTURE TO BE REPAIRED OR REMOVED, AND THE PREMISES MADE SAFE AND SECURE.

Commissioner Syndee Scribner moved to approve Resolution No. 3023, finding the structure at 501 W 12th unsafe or dangerous and directing that it be repaired or removed and the premises made safe and secure.

Commissioner Kelly Tetrick seconded the motion.

Motion carried 5-0.

CONSIDERATION OF A RESOLUTION STATING THAT 502 W 12TH IS UNSAFE OR DANGEROUS AND DIRECTING THE STRUCTURE TO BE REPAIRED OR REMOVED, AND THE PREMISES MADE SAFE AND SECURE.

Josh Albin from Adams Jones proposed the tabling of this time.

Commissioner Syndee Scribner moved to table Resolution Number 3024.

Commissioner Kelly Tetrick seconded the motion.

Motion carried 5-0.

CONSIDERATION OF A RESOLUTION STATING THAT 1125 N WALNUT IS UNSAFE OR DANGEROUS AND DIRECTING THE STRUCTURE TO BE REPAIRED OR REMOVED, AND THE PREMISES MADE SAFE AND SECURE.

Commissioner Leon Leachman moved to approve Resolution No. 3025, finding the structure at 1125 N Walnut, unsafe or dangerous, and directing that it be repaired or removed and the premises made safe and secure.

Commissioner Syndee Scribner seconded the motion.

Motion carried 5-0.

CONSIDERATION OF AN ORDINANCE REQUESTING A PUBLIC EVENT VENUE AT 924 SE BLUESTEM ROAD

City Engineer Scott Rickard stated that at its August 18, 2025, meeting, the City Commission approved revisions to the zoning regulations to allow public assembly venues within the Agricultural Residential (A-R) zoning district by Special Use Permit (SUP). This regulatory change provides the basis for the current request. The Planning Commission held a public hearing on August 28, 2025, to review an SUP application filed by Mike Carney for a property located at 294 SE Bluestem Rd. within the A-R District and the Extraterritorial Jurisdiction (ETJ) of El Dorado. The applicant proposes to establish a rural wedding and event facility consisting of a 130' x 40' metal structure with an interior kitchenette, two ADA-compliant restrooms, and a lagoon wastewater treatment system. The Planning Commission had previously tabled this item at its July 24, 2025, meeting to allow additional time for staff and the applicant to address concerns regarding traffic, noise, lighting, and sanitation. After further review and discussions with the applicant, staff developed a comprehensive set of conditions to ensure compatibility with surrounding land uses. Butler County reviewed the proposal and provided a positive recommendation at its July 22, 2025, meeting. Following public input, the Planning Commission voted to recommend approval with conditions.

Commissioner Kelly Tetrick moved to approve an Ordinance requesting a Public Event Venue at 294 SE Bluestem Road.

Commissioner Syndee Scribner seconded the motion.

Motion carried 5-0.

CONSIDERATION OF AN ORDINANCE ZONING CERTAIN LAND IN THE CITY OF EL DORADO, KANSAS, R-2 RESIDENTIAL MEDIUM DENSITY DISTRICT AND AMENDING THE ZONING MAP OF THE CITY

City Engineer Scott Rickard stated that the Planning Commission held a public hearing on August 28, 2025, to review a rezoning application for 229 N Washington, filed by Scribner Enterprises, LLC. The request seeks to rezone the property from R-1 Residential Low-Density District to R-2 Residential Medium Density District, allowing conversion of the existing two-story home into a duplex. The surrounding neighborhood includes a mix of residential densities, with R-3 zoning located to the east and R-1 zoning to the north, west, and south. The rezoning request represents a logical transition in density and is consistent with the Future Land Use Map designation of Neighborhood Mixed-use, which encourages a range of housing options in this part of El Dorado. At the same August 28 meeting, the Planning Commission, sitting as the City's Board of Zoning Appeals (BZA), also considered and approved a variance request associated with this case. The variance reduces the off-street parking requirement for a duplex by allowing on-street parking along N Washington Avenue to satisfy the parking demand. This variance is contingent upon City Commission approval of the rezoning. The Planning Commission approved the variance.

Commissioner Leon Leachman moved to approve an Ordinance Zoning Certain Land in the City of El Dorado, Kansas, R-2 Residential Medium Density District and Amending the Zoning Map of the City.

Commissioner Kelly Tetrick seconded the motion.

Motion carried 5 -0 (Commissioner Scribner abstained from voting, and the abstention follows the majority).

CONSIDERATION OF AN ORDINANCE ESTABLISHING A REINVESTMENT HOUSING INCENTIVE DISTRICT AND APPROVING THE PROJECT PLAN FOR 124 S. MAIN STREET IN ACCORDANCE WITH K.S.A 12-5441 ET SEQ.

Commissioner Kendra Wilkinson moved to approve an Ordinance establishing a Reinvestment Housing Incentive District and approving the project plan for 124 S. Main Street in accordance with K.S.A. 12-5241 et seq.

Commissioner Leon Leachman seconded the motion.

Motion carried 5-0.

CONSIDERATION OF APPROVAL OF THE FINAL PLAT FOR THE EL DORADO HILLS BUSINESS PARK, INCLUDING THE DEDICATIONS OF RIGHT-OF-WAYS, EASEMENTS, AND RESERVES.

City Engineer Scott Rickard stated that Easy to Remember Development, LLC has proposed the creation of the El Dorado Hills Business Park on property located on the north side of Towanda Avenue between Haverhill Road and Boyer Road. The property was annexed into the City in May 2024 and has been under review by the Planning Commission through multiple stages. The project involves subdivision of the parent tract into fourteen lots and a rezoning request to allow a combination of commercial, light industrial, and multi-family residential zoning districts. The Planning Commission reviewed both the preliminary and final plats, as well as held a public hearing on the rezoning application, and has forwarded recommendations for approval to the City Commission.

Commissioner Kelly Tetrick moved to accept the final plat for the El Dorado Hills Business Park, including the dedications of rights-of-way, easements, and reserves.

Commissioner Syndee Scribner seconded the motion.

Motion carried 5-0.

Commissioner Kendra Wilkinson asked who is Easy to Remember Development, LLC.

Dan Garber, Garber Surveying Services, representing the Easy to Remember Development, LLC. He stated that they are out of Georgia and hired them to bring the property through the Final Plat procedure. He stated that they will be marketing the property through their specific zoning.

CONSIDERATION OF AN ORDINANCE REZONING OF LOTS 1, 11, 12, 13, AND 14, BLOCK 1 TI C-1; LOTS 2, 3, 4, 5, BLOCK 1 TO I-1; AND LOTS 6, 7, 8, 9, 10, BLOCK 1 TO R-3, ALL WITHIN THE EL DORADO HILLS BUSINESS PARK

City Engineer Scott Rickard presented the zoning map.

Commissioner Syndee Scribner moved to approve an Ordinance Rezoning of Lots 1, 11, 12, 13, and 14, Block 1 to C-1; Lots 2, 3, 4, Block 1 to I-1; and Lots 6, 7, 8, 9, 10, Block 1 to R-3, all within the El Dorado Hills Business Park.

Commissioner Kelly Tetrick seconded the motion.

Motion carried 5-0.

CONSIDERATION OF A RESOLUTION AUTHORIZING THE PREPARATION AND SUBMISSION OF AN APPLICATION TO THE KANSAS HOUSING RESOURCES CORPORATION BY LIBERTY COMMUNITIES, LLC FOR THE KANSAS HOUSING INVESTOR TAX CREDIT PROGRAM IN SUPPORT OF THE ADLESERGER-SMITH ADDITION.

City Manager David Dillner stated that Liberty Communities LLC is developing the final phase of the Adlesperger-Smith Addition in El Dorado. The development has about ten remaining lots that have not moved as quickly as the developer prefers. An award of Kansas Housing Investor Tax Credits would lower the price of the units and make them more affordable to potential buyers. The City may support any number of applications to this program, unlike the Moderate-Income Housing (MIH) program. The City can only submit one application to the MIH program at a time.

Commissioner Leon Leachman moved to authorize the preparation and submission of an Application to the Kansas Housing Resources Corporation by Liberty Communities, LLC for the Kansas Housing Investor Tax Credit Program in support of the Adlesperger-Smith Addition.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5-0.

CONSIDERATION OF A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF EL DORADO, KANSAS, SUPPORTING THE SUBMISSION OF A MODERATE-INCOME HOUSING GRANT APPLICATION FROM THE KANSAS HOUSING RESOURCES CORPORATION FOR NATHAN ENSMINGER

Stephen McVay, on behalf of Mr. Nathan Ensminger, proposed the redevelopment of 1000 E. Country Club into a multi-family residential project and the submission of a Moderate Income Housing Grant application.

Commissioner Syndee Scribner moved to approve a Resolution of the Governing Body of the City of El Dorado, Kansas, supporting the submission of a Moderate-Income Housing Grant Application from the Kansas Housing Resources Corporation on behalf of Mr. Nathan Ensminger.

Commissioner Kelly Tetrack seconded the motion.

Motion carried 5-0.

CONSIDERATION OF THE ADOPTION OF THE 2026 BUDGET FOR THE CITY OF EL DORADO, KANSAS

Assistant City Manager stated that the City of El Dorado's 2026 Budget proposes a mill levy of 58.71, generating \$7.42 million, which is \$384,000 above the state-mandated Revenue Neutral Rate (RNR). The total budget authority stands at \$43 million, with notable new investments in public safety, employee compensation, infrastructure, and utility system maintenance.

Considerations for the 2026 Budget: Service Demands & Inflationary Pressures: The city faces growing personnel costs, aging infrastructure, and resident expectations for reliable utilities, public safety, and quality of life amenities. Compensation Study: Adoption of 85% of the citywide compensation study is a major driver of new costs, aimed at retaining staff and ensuring competitive pay.

Commissioner Leon Leachman moved to approve the 2026 Budget for the City of El Dorado, Kansas, as presented.

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 Kelly Tetrick stated that the Friends of the Library has the book and bake sale at the end of September and the Sloppy Joe dinner in October. He stated that it is all on the library's website.

CITY MANAGER REPORT

City Manager David Dillner encouraged everyone to go out to Golf Fest.

City Manager David Dillner stated there are still funds remaining in the Community Relief Fund. He stated that the effort was started shortly after the flood. He stated that staff will work with the Community Foundation on disbursing these funds.

ADJOURNMENT

Commissioner Leon Leachman moved to adjourn the meeting at 7:47 p.m.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.

City Clerk Emerald Ashlock

Mayor Bill Young

EL DORADO

KANSAS

TO: City Commission
FROM: Scott Rickard
SUBJ: Consideration of an Ordinance establishing a Reinvestment Housing Incentive District and approving the project plan for Cedar Ridge Estates Phase I.
DATE: October 6, 2025

Summary:

Cedar Ridge Estates El Dorado, LLC is moving forward with Phase I of a residential subdivision located south of Towanda Avenue and west of Butler Community College. Phase I encompasses Blocks A (Lots 1–8), B (Lots 1–11), and C (Lots 1–12), for a total of 31 single-family lots as shown on the Phase I plat map.

Public improvements for Phase I—including paving, water, sanitary sewer, and storm drainage—are estimated at \$1,836,283.30 (exclusive of financing costs).

The financing plan uses a Reinvestment Housing Incentive District (RHID) as the primary revenue source, supported by a Community Improvement District (CID) as a backstop. The CID imposes no sales tax but allows for a square-foot assessment on undeveloped parcels, applied only if RHID revenues are insufficient to cover annual debt service. The Development Agreement reflects this structure: the City will issue general obligation debt for infrastructure, apply RHID funds first, and levy CID assessments on undeveloped property only if necessary to meet debt service obligations.

Statutory Process and Requirements

The RHID program is authorized under K.S.A. 12-5241 et seq., which establishes a multi-step process for district creation:

1. Resolution of Intent: Adopted by the City Commission on September 2, 2025, setting today's public hearing date and notifying Butler County, USD 490, and the Planning Commission.
2. Public Notice: The resolution was published in accordance with statutory requirements.
3. Planning Commission Review: The Commission reviewed the RHID proposal and found it consistent with the City's Comprehensive Plan, including policies supporting new residential subdivisions and housing supply expansion.
4. Public Hearing: The purpose of today's hearing is to receive public comment on the proposed RHID.
5. Ordinance Establishing RHID: If approved, the ordinance will establish the district boundaries, approve the plan, and set the district term.
6. Veto Period: Butler County and USD 490 have 30 days after ordinance adoption to veto the RHID. If no veto is exercised, the RHID becomes effective.

Attachments:

1. DEVELOPMENT PLAN
2. RHID Financial Estimate
3. RHID ORDINANCE

Funding Source:

- Primary: RHID incremental property tax revenue (up to 25 years).
- Secondary/Backstop: CID assessments on undeveloped parcels, only if RHID revenue is

insufficient.

- City Financing Mechanism: Interim and/or General Obligation bonds/notes.

Operation Impact:

Adds 31 new single-family lots to the City's housing inventory.

- Provides City-standard public infrastructure in support of residential development.
- Staff will monitor RHID revenue collections annually and administer CID provisions if needed.

Options/Alternatives:

1. Approve the ordinance establishing the RHID for Cedar Ridge Estates Phase I.
2. Deny the ordinance, preventing creation of the RHID.
3. Table action for further discussion or additional information.

Staff Recommendation:

Staff recommends adoption of the ordinance establishing the Reinvestment Housing Incentive District for Cedar Ridge Estates Phase I. This action will support critical new housing construction, leverage private investment, and expand the City's residential base with limited direct fiscal exposure.

Commission Action:

Commissioner _____ moved to approve an Ordinance establishing a Reinvestment Housing Incentive District and approving the project plan for Cedar Ridge Estates Phase I.

Commissioner _____ seconded the motion.

**DEVELOPMENT PLAN
OF THE CITY OF EL DORADO, KANSAS
CEDAR RIDGE REINVESTMENT HOUSING INCENTIVE DISTRICT**

SEPTEMBER 2025

INTRODUCTION

On February 17, 2025 the City Commission (the “Governing Body”) of the City of El Dorado, Kansas (the “City”) adopted Resolution 3006, which found and determined that:

1. There is a shortage of quality housing of various price ranges in the City despite the best efforts of public and private housing developers.
2. The shortage of quality housing can be expected to persist and that additional financial incentives are necessary in order to encourage the private sector to construct or renovate housing in the City.
3. The shortage of quality housing is a substantial deterrent to the future economic growth and development of the City.
4. The future economic wellbeing of the City depends on the Governing Body providing additional incentives for the construction of/or renovation of quality housing in the City.

Based on these findings and determinations, the Governing Body proposed the establishment of one or more Reinvestment Housing Incentive Districts within the City pursuant to K.S.A. 12-5241 *et seq.* (the “Act”).

Following the adoption of Resolution 3006, a certified copy was submitted to the Secretary of Commerce for approval of the establishment of the Reinvestment Housing Incentive District in the City as required by the Act. The Secretary of Commerce provided written confirmation approving the establishment of the Reinvestment Housing Incentive Districts within the City.

DEVELOPMENT PLAN ADOPTION

K.S.A. 12-5245 states that once a city receives approval from the Secretary of Commerce for the development of a reinvestment housing incentive district, the governing body must adopt a plan for the development of housing and public facilities within the proposed district.

DEVELOPMENT PLAN

As a result of the shortage of quality housing, the City proposes this development plan (the “Development Plan”) to assist in the development of quality housing within the City.

(1) ***Legal Description and Map of the District.*** The legal description of the Koester Reinvestment Housing Incentive District (the “District”) is as follows:

The following described real estate in the City of El Dorado, Butler County, Kansas, together with public rights-of-way adjacent thereto:

Lots 1 – 8, Block A
Lots 1 – 11, Block B
Lots 1 – 12, Block C

Cedar Ridge Estates to the City of El Dorado, Butler County, Kansas

A map of the District is attached as ***Exhibit A*** to this Development Plan.

(2) ***Existing Assessed Valuation of the District.*** The assessed valuation of all real estate within the District for 2025 is:

Land	\$300
Improvements	0
<i>Total</i>	<i>\$300</i>

(3) ***Owners of Record.*** The name and address of the owner of record for the real estate within the District is:

Four J Inc.
7741 S. 119th W.
Clearwater, Kansas 67026

(4) ***Description of Housing and Public Facilities Projects.*** The housing and public facilities projects that are proposed to be constructed include the following:

Housing Facilities

The housing facilities will consist of the construction of approximately 31 owner-occupied single family residential units.

Public Facilities

Adequate street, sewer, water and stormwater drainage infrastructure to support the above-described housing facilities will be constructed.

(5) ***Developer's Information.*** The names, addresses and specific interests in the real estate in the District of the developers responsible for development of the housing and public facilities (the "Developer") is:

Four J Inc.
7741 S. 119th W.
Clearwater, Kansas 67026

(6) ***Contractual Assurances.*** The Governing Body will consider a Development Agreement (as may be amended from time to time, the "Development Agreement"), with Developer or an affiliate thereof. The Development Agreement, as supplemented and amended, is expected to include the project construction schedule, a description of projects to be constructed, financial obligations of the developer, and financial and administrative support from the City, if any. The Development Agreement will include contractual assurances, if any, the Governing Body has received from the Developer guaranteeing the financial feasibility of specific housing tax incentive projects in the proposed district.

(7) ***Comprehensive Analysis of Feasibility.*** A comprehensive analysis was conducted to determine whether the public benefits derived from the District will exceed the costs and that the income from the District, together with other sources of revenue, would be sufficient to pay for the public improvements to be undertaken in the District. A copy of the analysis is attached as ***Exhibit B*** to this Development Plan. The analysis estimates the property tax revenues that will be generated from the District, less existing property taxes, to determine the revenue stream available to support reimbursement to the Developer for all or a portion of the costs of financing the public infrastructure. No public infrastructure costs are anticipated. The estimates indicate that the revenue realized from the project together with other sources of Developer funds would be adequate to pay the eligible costs.

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EXHIBIT A
DEVELOPMENT PLAN
CEDAR RIDGE REINVESTMENT HOUSING INCENTIVE DISTRICT

MAP OF THE DISTRICT

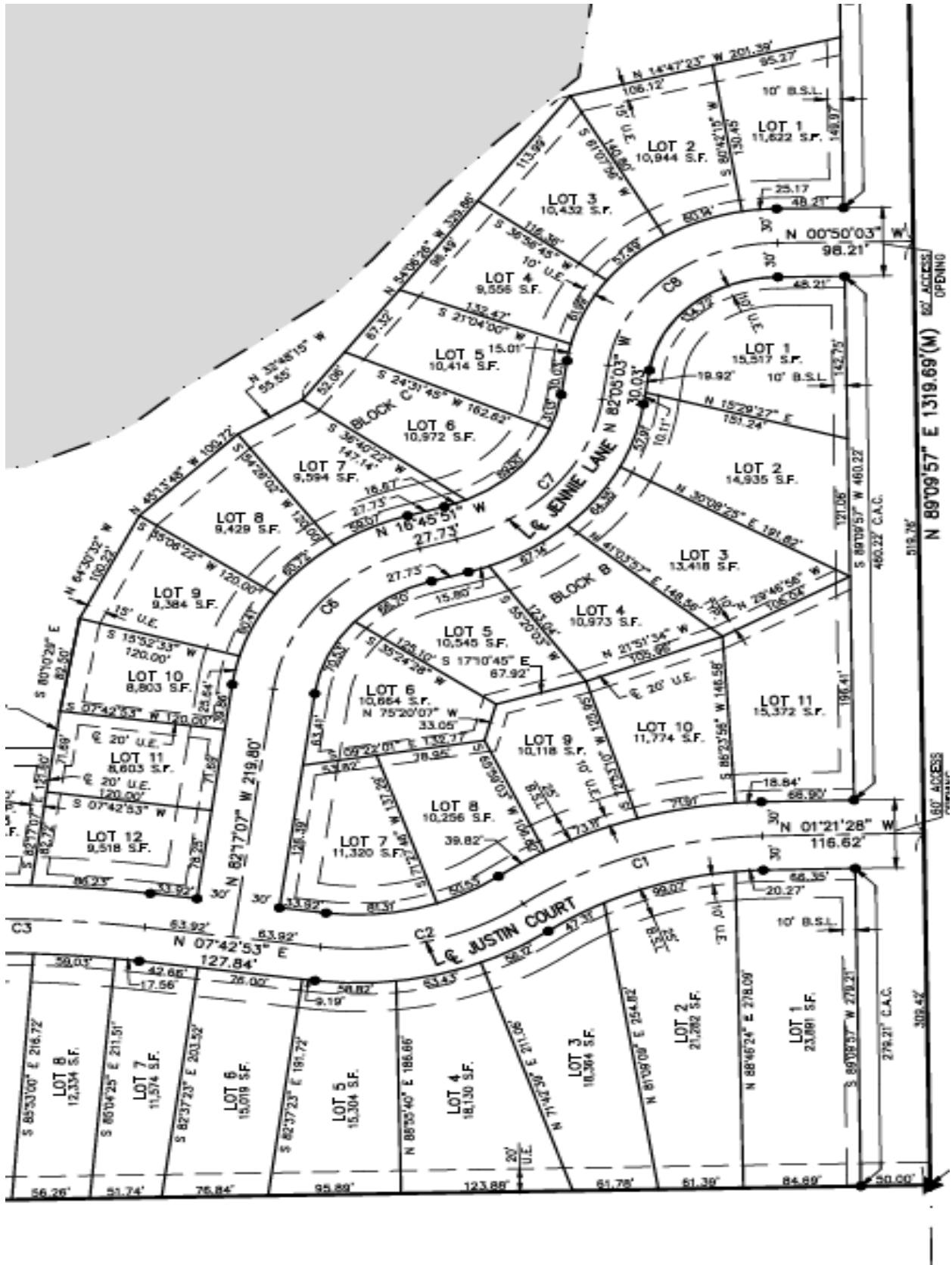


EXHIBIT B
DEVELOPMENT PLAN
CEDAR RIDGE REINVESTMENT HOUSING INCENTIVE DISTRICT
COMPREHENSIVE FINANCIAL FEASIBILITY ANALYSIS

City of El Dorado, Kansas
CEDAR RIDGE ESTATES - PHASE 1 RHID
Lots 1-8, Block A, Lots 1-11, Block B, Lots 1-12, Block C

Estimated Eligible Expenses	\$1,836,283
Estimated RHID Increment	\$2,824,014

Taxing Units:	2024/2025	Aggregate	
	Mill Levy	Fiscal Impact	
		25 years	
BCCC	12.269	\$	156,898
County	29.880	\$	382,111
City	58.417	\$	747,048
SCKRL	1.16	\$	14,834
State of Kansas	1.5	--	
USD 375	61.264		527,692
WS Dist. #33	0.602		7,698
Total	165.092	\$	1,836,283
Total Current Assessed Valuation	\$300		
Property Tax On Base Value	\$50		

	Estimated Completed	Property	Estimated Total	Less State levy for	Annual Eligible
	<u>Appraised Value Per Unit</u>	<u>Class</u>	<u>Property Tax Per Unit</u>	<u>USD 20 Mills</u>	<u>Tax Generated</u>
Single Family Homes	\$255,000	11.50%	\$4,841	\$587	\$4,255

Assumptions:
31 Single Family Homes constructed 2026 - 2032
2026 - 5 homes
2027 - 5 homes
2028 - 5 homes
2029 - 5 homes
2030 - 5 homes
2031 - 6 homes

Year	Tax Collection Years	Estimated Annual Total Increment	Estimated Cumulative Total Increment
1	2026/27	\$0	\$0
2	2027/28	\$21,225	\$21,225
3	2028/29	\$42,499	\$63,723
4	2029/30	\$63,773	\$127,496
5	2030/31	\$85,047	\$212,543
6	2031/32	\$106,321	\$318,864
7	2032/33	\$131,850	\$450,714
8	2033/34	\$131,850	\$582,564
9	2034/35	\$131,850	\$714,414
10	2035/36	\$131,850	\$846,264
11	2036/37	\$131,850	\$978,114
12	2037/38	\$131,850	\$1,109,964
13	2038/39	\$131,850	\$1,241,814
14	2039/40	\$131,850	\$1,373,664
15	2040/41	\$131,850	\$1,505,514
16	2041/42	\$131,850	\$1,637,364
17	2042/43	\$131,850	\$1,769,214
18	2043/44	\$131,850	\$1,901,064
19	2044/45	\$131,850	\$2,032,914
20	2045/46	\$131,850	\$2,164,764
21	2046/47	\$131,850	\$2,296,614
22	2047/48	\$131,850	\$2,428,464
23	2048/49	\$131,850	\$2,560,314
24	2049/50	\$131,850	\$2,692,164
25	2050/51	\$131,850	\$2,824,014

Parcel	Appraised Land	Building	Total		Assessed Land	Building	Total
R2769				-	3,321	-	3,321

**EXCERPT OF MINUTES OF A MEETING
OF THE GOVERNING BODY OF
THE CITY OF EL DORADO, KANSAS
HELD ON OCTOBER 6, 2025**

The City Commission (the “Governing Body”) met in regular session at the usual meeting place in the City at 5:30 p.m., the following members being present and participating, to-wit:

Absent:

The Mayor declared that a quorum was present and called the meeting to order.

* * * * *

(Other Proceedings)

Among other business, in accordance with Resolution No. 3015 published in the official City newspaper on September 27, 2025, a public hearing was held by the governing body relating to the proposed establishment of a Reinvestment Housing Incentive District within the City and adopting a plan for the development of housing and public facilities in such District. At the hearing, each project proposed for the District was identified and explained, and the developer that intends to contract with the City to undertake such project was identified and present in person. Following the presentation, all interested persons were afforded an opportunity to present their views on the establishment of the District and the proposed projects. Thereafter the public hearing was closed.

Following the close of the public hearing, there was presented to the governing body an Ordinance entitled:

**AN ORDINANCE OF THE CITY OF EL DORADO, KANSAS, ESTABLISHING A
REINVESTMENT HOUSING INCENTIVE DISTRICT WITHIN THE CITY AND
ADOPTING A PLAN FOR THE DEVELOPMENT OF HOUSING AND PUBLIC
FACILITIES IN SUCH DISTRICT, AND MAKING CERTAIN FINDINGS IN
CONJUNCTION THEREWITH (CEDAR RIDGE REINVESTMENT HOUSING
INCENTIVE DISTRICT).**

Commissioner _____ moved that the Ordinance be passed. The motion was seconded by Commissioner _____. The Ordinance was duly read and considered, and upon being put, the motion for the passage of the Ordinance was carried by the vote of the governing body as follows:

Yea:

Nay:

The Mayor declared the Ordinance duly passed and the ordinance was duly numbered Ordinance No. G-____, was signed by the Mayor and attested by the City Clerk, and was directed to be published one time in the official City newspaper.

CERTIFICATE

I certify that the foregoing Excerpt of Minutes is a true and correct summary of the proceedings of the governing body of the City of El Dorado, Kansas held on the date stated therein, and that the official minutes of such proceedings are on file in my office.

(SEAL)

City Clerk

ORDINANCE NO. G-____

AN ORDINANCE OF THE CITY OF EL DORADO, KANSAS, ESTABLISHING A REINVESTMENT HOUSING INCENTIVE DISTRICT WITHIN THE CITY AND ADOPTING A PLAN FOR THE DEVELOPMENT OF HOUSING AND PUBLIC FACILITIES IN SUCH DISTRICT, AND MAKING CERTAIN FINDINGS IN CONJUNCTION THEREWITH (CEDAR RIDGE REINVESTMENT HOUSING INCENTIVE DISTRICT).

WHEREAS, K.S.A. 12-5241 *et seq.* (the “Act”) authorizes cities incorporated in accordance with the laws of the state of Kansas (the “State”) to designate reinvestment housing incentive districts within such city; and

WHEREAS, prior to such designation the governing body of such city shall conduct a housing needs analysis to determine what, if any, housing needs exist within its community; and

WHEREAS, after conducting such analysis, the governing body of such city may adopt a resolution making certain findings regarding the establishment of a reinvestment housing incentive district and providing the legal description of property to be contained therein; and

WHEREAS, after publishing such resolution, the governing body of such city shall send a copy thereof to the Secretary of the Kansas Department of Commerce (the “Secretary”) requesting that the Secretary agree with the finding contained in such resolution; and

WHEREAS, if the Secretary agrees with such findings, such city may proceed with the establishment of a reinvestment housing incentive district within such city and adopt a plan for the development or redevelopment of housing and public facilities in the proposed district; and

WHEREAS, the City Commission (the “Governing Body”) of the City of El Dorado, Kansas (the “City”) has performed a Housing Needs Analysis (the “Analysis”), a copy of which is on file in the office of the City Clerk; and

WHEREAS, Resolution No. 3006 adopted by the Governing Body made certain findings relating to the need for financial incentives relating to the construction of quality housing within the City, declared it advisable to establish a reinvestment housing incentive district pursuant to the Act, and authorized the submission of such Resolution and the Analysis to the Kansas Department of Commerce in accordance with the Act; and

WHEREAS, the Secretary of the Kansas Department of Commerce has heretofore authorized the City to proceed with the establishment of a reinvestment housing incentive district pursuant to the Act; and

WHEREAS, the City has caused to be prepared a plan (the “Plan”) for the development or redevelopment of housing and public facilities in the proposed Cedar Ridge Reinvestment Housing Incentive District (the “District”) in accordance with the provisions of the Act; and

WHEREAS, the Plan includes:

1. The legal description and map required by K.S.A. 12-5244(a).
2. The existing assessed valuation of the real estate in the proposed District listing the land and improvement value separately.
3. A list of the names and addresses of the owners of record of all real estate parcels within the proposed District.
4. A description of the housing and public facilities project or projects that are proposed to be constructed or improved in the proposed District, and the location thereof.
5. A listing of the names, addresses, and specific interests in real estate in the proposed District of the developers responsible for development of the housing and public facilities in the proposed District.
6. The contractual assurances, if any, the Governing Body has received from such developer or developers, guaranteeing the financial feasibility of specific housing tax incentive projects in the proposed District.
7. A comprehensive analysis of the feasibility of providing housing tax incentives in the proposed District as provided in the Act, which shows the public benefit derived from the District will exceed the costs and that the income therefrom, together with all public and private sources of funding, will be sufficient to pay for the public improvements that may be undertaken in the District.

WHEREAS, the Governing Body of the City has heretofore adopted Resolution No. 3015, which made a finding that the City is considering establishing the proposed District and adopting the proposed Plan pursuant to the Act, set forth the boundaries of the proposed District, provided a summary of the proposed Plan, called a public hearing concerning the establishment of the proposed District for October 6, 2025, and provided for notice of such public hearing as provided in the Act; and

WHEREAS, a public hearing was held on October 6, 2025, after notice was duly published and delivered in accordance with the provisions of the Act; and

WHEREAS, upon and considering the information and public comments received at the public hearing, the Governing Body of the City hereby deems it advisable to make certain findings to establish the proposed District and to adopt the proposed Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF EL DORADO, KANSAS:

Section 1. Findings. The Governing Body hereby finds that notice of the public hearing conducted October 6, 2025, was duly made in accordance with the provisions of the Act.

Section 2. Creation of Reinvestment Housing Incentive District. A Reinvestment Housing Incentive District is hereby created within the City in accordance with the provisions of the Act, which shall consist of the following described real property:

Lots 1 – 8, Block A
Lots 1 – 11, Block B
Lots 1 – 12, Block C

Cedar Ridge Estates to the City of El Dorado, Butler County, Kansas

Together with public rights-of-way adjacent thereto

The District's boundaries do not contain any property not referenced in Resolution No. 3015, which provided notice of the public hearing on the creation of the District and adoption of the Plan.

Section 3. Approval of Development Plan. The Plan for the development or redevelopment of housing and public facilities in the District, as presented to the Governing Body this date, is hereby approved.

Section 4. Adverse Effect on Other Governmental Units. If, within 30 days following the conclusion of the public hearing on October 6, 2025, any of the following occurs, the Governing Body shall take action to repeal this Ordinance:

(a) The Board of Education of Unified School District No. 375, Butler County, Kansas (Circle) determines by resolution that the District will have an adverse effect on such school district; or

(b) The Board of County Commissioners of Butler County, Kansas, determines by resolution that the District will have an adverse effect on such county.

As of this date, the City has not received a copy of any such resolution and is not aware of the adoption of any such resolution by the governing body of either Unified School District No. 375, Butler County, Kansas (Circle) or of Butler County, Kansas.

Section 5. Further Action. The Mayor, City Clerk, city officials and employees, including the City Attorney, and Gilmore & Bell, P.C., are hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this Ordinance.

Section 6. Effective Date. This Ordinance shall be effective upon its passage by the Governing Body and publication one time in the official City newspaper.

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PASSED by the Governing Body of the City of El Dorado, Kansas, and **SIGNED** by the Mayor
on OCTOBER 6, 2025.

(SEAL)

Mayor

ATTEST:

City Clerk

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CERTIFICATE

I hereby certify that the foregoing is a true and correct copy of the original ordinance; that the Ordinance was passed on October 6, 2025; that the record of the final vote on its passage is found on page ____ of journal ____; and that it was published in the official City newspaper on October ____, 2025.

DATED: ____, 2025.

City Clerk