

EL DORADO CITY COMMISSION MEETING

September 2, 2025

The El Dorado City Commission met in a regular session on September 2, 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
Pastor David Crook	Southern Baptist Church	El Dorado, KS
Roxann Cool	Senior Center	El Dorado, KS
Brad Cool	Senior Center	El Dorado, KS
Mark Sommerville	Senior Center	El Dorado, KS
Teri Bowlin	Senior Center	El Dorado, KS

CALL TO ORDER

Mayor Bill Young called the September 2, 2025, to order.

INVOCATION

Pastor David Crook, Southern Baptist Church, 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 Senior Center Month Proclamation.

PERSONAL APPEARANCE

Mayor Bill Young opened the floor for Personal Appearances.

There were no personal appearances.

PUBLIC COMMENT

Mayor Bill Young opened the floor for public comments.

There were no Public Comments.

CONSENT AGENDA

City Commission Meeting Minutes from August 4, 2025, City Commission Work Session Minutes from August 13, 2025, and City Commission Meeting Minutes from August 18, 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 A REQUEST TO EXTEND THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FOR 142 N. MAIN STREET TO ALLOW FOR ADDITIONAL WORK TO BE COMPLETED.

City Engineer Scott Rickard stated that the final elevator inspection identified additional work that must be completed before final clearance can be issued. In addition, the remaining grant funds have not yet been drawn down. Due to staffing delays at the Department of Commerce, the deposit timeline has been extended, preventing full expenditure of funds by the current August 31, 2025, grant expiration date. To allow completion of these final steps, the City is requesting an extension of the grant deadline to October 31, 2025.

Commissioner Kelly Tetrick moved to authorize the mayor to sign a Contract Amendment with the Kansas Department of Commerce for a time extension on an outstanding CDBG Commercial Rehabilitation Grant for 142 N. Main through October 31, 2025.

Commissioner Syndee Scribner seconded the motion.

Motion carried 5-0.

CONSIDERATION OF A MOTION AUTHORIZING THE CITY MANAGER TO EXECUTE A DEVELOPMENT AGREEMENT WITH CEDAR RIDGE ESTATES EL DORADO, LLC, SUBJECT TO THE CREATION OF A CID RHID.

Mitch Walter, Gilmore Bell, stated that we are leveraging a couple of incentives to support the housing development. He stated that those incentives are RHID and CID. He stated that the RHID is to support the street, water, and sewer and the Cedar Ridge Plat. He stated that the CID imposes no sales tax but allows a special assessment on undeveloped parcels only, levied per square foot and only to the extent RHID revenues are insufficient to cover annual debt service. He stated that The Development Agreement mirrors this structure: the City issues general obligation debt for public infrastructure; RHID funds are applied first; and if there is a shortfall after the Initial Debt Service Date, CID assessments may be levied on undeveloped property to make the payment. The Development Agreement allocates responsibilities to each party and states that the City will construct infrastructure improvements to City standards. The agreement limits property to residential use unless the City approves otherwise, protecting RHID eligibility and neighborhood intent. The agreement also keeps the project on schedule and ties "progress" to RHID collections sufficient to cover debt service. Because the RHID does not legally exist until after the statutory public hearing and adoption of an ordinance, tonight's authorization is expressly subject to the creation of both the CID and RHID to keep the City protected and the agreement consistent with the Act.

Commissioner Leon Leachman moved to authorize the City Manager to execute the Development Agreement with Cedar Ridge Estates El Dorado, LLC, subject to the creation of the CID and RHID.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5-0.

CONSIDERATION OF AN ORDINANCE CREATING THE CEDAR RIDGE ESTATES COMMUNITY IMPROVEMENT DISTRICT AND AUTHORIZING PUBLIC INFRASTRUCTURE PROJECTS TO SUPPORT SAID DEVELOPMENT.

Commissioner Kelly Tetrick moved to approve an Ordinance creating a Community Improvement District in the City of El Dorado, Kansas; authorizing a certain project therein; approving the estimated costs of such project; containing the legal description and map of the boundaries of the district; and approving the method of financing the project.

Commissioner Syndee Scribner seconded the motion.

Motion 5-0.

CONSIDERATION OF A RESOLUTION SETTING A PUBLIC HEARING UNDER THE KANSAS REINVESTMENT HOUSING INCENTIVE DISTRICT ACT, FOR MONDAY OCTOBER 6, 2025, AT 5:30 PM, IN THE COMMISSION CHAMBERS, DIRECTING

THE CITY CLERK TO PUBLISH THE RESOLUTION IN THE OFFICIAL CITY NEWSPAPER AND TO DELIVER CERTIFIED COPIES TO THE PLANNING COMMISSION, UNIFIED SCHOOL DISTRICT NO. 375, AND THE BOARD OF COUNTY COMMISSIONERS.

Commissioner Kendra Wilkinson moved to adopt a Resolution of the Governing Body of the City of El Dorado, Kansas, determining that the City is considering establishing a Reinvestment Housing Incentive District within the City and adopting a plan for the development of housing and public facilities in such proposed district; establishing the date and time of a public hearing on such matter, and providing for the giving of notice of such public hearing for the Cedar Ridge Estates Development.

Commissioner Leon Leachman seconded the motion.

Motion carried 5-0.

CONSIDERATION OF AN ORDINANCE DESIGNATING TOWANDA AVENUE AS A MAIN TRAFFICWAY AND DESIGNATING CERTAIN TRAFFICWAY CONNECTIONS.

Commissioner Syndee Scribner moved to approve an Ordinance designating certain streets in the City of El Dorado, Kansas, as main trafficways and trafficway connections.

Commissioner Kelly Tetrick seconded the motion.

Motion carried 5-0.

CONSIDERATION OF AN ORDINANCE AUTHORIZING THE CONSTRUCTION OF STORMWATER DRAINAGE IMPROVEMENTS TO SERVE CEDAR RIDGE ESTATES, PHASE I.

Commissioner Kendra Wilkinson moved to approve an Ordinance of the City of El Dorado, Kansas, authorizing and providing for the construction of stormwater drainage improvements in the City; and authorizing the issuance of General Obligation Bonds of the City to pay the costs thereof.

Commissioner Leon Leachman seconded the motion.

Motion carried 5-0.

CONSIDERATION OF A RESOLUTION AUTHORIZING TRAFFICWAY CONNECTION IMPROVEMENTS, WATER SYSTEM IMPROVEMENTS, AND SANITARY SEWER IMPROVEMENTS, AND AUTHORIZING GO BONDS FOR CEDAR RIDGE ESTATES, PHASE I.

Commissioner Kelly Tetric moved to adopt a Resolution authorizing trafficway connection improvements, water system improvements, and sanitary sewer improvements, and authorizing GO bonds for Cedar Ridge Estates Phase 1.

Commissioner Syndee Scribner seconded the motion.

Motion carried 5-0.

DISCUSSION ITEMS

There were no Discussion Items.

REPORTS

CITY COMMISSION AND ADVISORY BOARD UPDATES

There were no updates.

CITY MANAGER REPORT

City Manager David Dillner stated that the Housing Task Force will review several policies at the upcoming meeting on September 11th.

City Manager David Dillner stated that we will be providing opportunities for feedback for the Gordy Park Pavillion/ Forest Park Project.

City Manager Dillner stated that construction will soon begin on Central Avenue as the City begins the KDOT funded project.

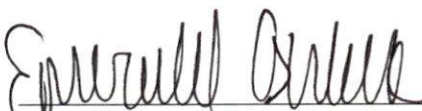
City Manager Dillner stated that the 4th Annual Gold Fest will return to downtown on September 27th. He stated that staff are finalizing various elements for the event. He stated that we are looking for volunteers and encouraged people to go to the Experience El Dorado website to find more information on how to volunteer.

ADJOURNMENT

Commissioner Leon Leachman moved to adjourn the meeting at 5:56 p.m.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.



City Clerk Emerald Ashlock



Mayor Bill Young