

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 Tetrick 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

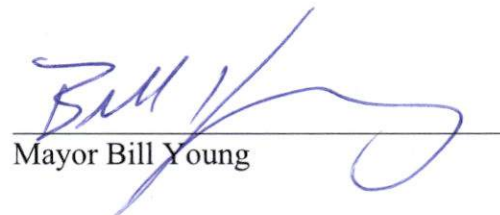
Commissioner Leon Leachman moved to adjourn the meeting at 7:47 p.m.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.



City Clerk Emerald Ashlock



Mayor Bill Young