



**EL DORADO CITY COMMISSION - WORK SESSION AGENDA
CITY HALL – 220 E. FIRST AVENUE
October 15, 2025 - 5:00 PM**

Work Session Discussion Items:

- a. Mural Program Proposed Changes Discussion
- b. Small Business Assistance Program
- c. Condemnation Status of Flood-Impacted Residential Structures

Regular Agenda Preview:

- a. Items to be Placed on the Consent Agenda
 - i. Meeting Minutes
- b. Items to be Placed on the Regular Agenda

Reports:

- a. City Commission Reports
- b. City Manager Report

City of El Dorado, Kansas

Call for Artists: Mural Project 2026 RFQ & Application

Submission Deadline: _____

Overview

The City of El Dorado, Kansas is seeking qualifications from experienced mural artists and teams to participate in an upcoming Gold Fest Mural Art Project. The project will celebrate the culture of El Dorado with engaging, site-specific murals that reflect the city's identity and history, enliven underused spaces, and connect with a broad public audience. Selected artists will collaborate with the city to create artwork that exemplifies inclusivity, accessibility, and community relevance.

Eligibility

This opportunity is open to professional muralists and artist teams based in Kansas with demonstrated experience executing public art projects. Artists of all backgrounds and identities are encouraged to apply.

Project Scope

- Selected artists will be responsible for the design and execution of a large-scale outdoor mural.
- Final mural installations must take place between _____. If additional time is needed, selected artists must notify the City of El Dorado immediately.
- All murals must be site-specific and suitable for viewers of all ages and backgrounds.

Selection Process & Artist Compensation

- Applications are due by _____.
- A panel will review all applications and select the top six (6) finalists by _____.
- The City reserves the right to request revisions or alternate proposals if the concept does not align with project goals.
- Being selected as a finalist does not guarantee mural placement. If you fail to produce artwork on time or unable to create your mural, the finalist will be paid a \$250 stipend for their time.
- Artists selected for mural production will receive a stipend determined by wall size and mural complexity.

Artist Responsibilities

- Submit digital artwork that reflects El Dorado's character, history, and/or future.
- Coordinate with City Staff and participate in public outreach or media opportunities if requested.
- Provide a detailed list of paint quantities and colors. Sherwin-Williams will be used for this event so please refer to their color options.
- Supply all additional materials, including but not limited to: scaffolding, ladders, brushes, rollers, trays, drop cloths, and safety equipment.

Design Criteria

- Artwork must celebrate the past, present, and/or future of El Dorado and connect with a broad audience.
- Designs should be site-specific and incorporate elements of universal design to ensure accessibility and engagement.
- Projects should foster community identity and enhance the visual landscape of El Dorado.
- The final design must be appropriate for general audiences and public spaces.
- The artwork must not contain any material explicitly endorsing any political candidate or political party.
- The artwork will not serve as advertisement for any business or advertising for-profit purposes.
- The artwork must not contain obscene or explicit content or the use of vulgar, offensive, threatening or harassing language.
- Overall design must not violate the City of El Dorado's [sign regulations](#).

Application Requirements

Interested artists must submit the following by _____:

- Artist or organization name
- Contact person, phone number, and email
- Artist statement
- 3 examples of related artwork (images with brief descriptions)
- Link to portfolio or website (if available)
- Summary of related experience
- Brief description of proposed approach to the project (your process)
- Three (3) references with contact information

Submission Instructions

Submit all application materials by email or through the City's online application portal (link forthcoming). Ensure your email or subject line reads: "El Dorado Mural Project RFQ Submission – [Your Name]".

Late or incomplete submissions may not be reviewed.

Contact

For questions or additional information, contact: TBD

Email:

We look forward to reviewing your qualifications and celebrating the vibrant stories and identities that shape the City of El Dorado.

City of El Dorado Mural Grant Project

Intent

To enliven underused spaces in El Dorado and help bring together community members around the art, history, and culture of the community.

Description

This program provides funding and muralist matching for the El Dorado community to reinvigorate spaces by creating new murals that incorporate the community's history, culture, heritage, tourism, or other community led artwork. Funding for this grant was recommended by the 2023/2024 Excess Sales Tax Committee and later approved by the City Commission and will be available until the \$50,000 has been fully exhausted.

Eligible Recipients

- Residents of El Dorado.
- The property owner of any building within the city limits of El Dorado.
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Project Criteria

- Murals may cover the *exterior* wall of a building or any interior wall of a building that is regularly and readily accessible to the public.
- Mural must not contain any material explicitly endorsing any political candidate or political party.
- The primary focus of the mural may not be advertisement of the business.
- Mural must not contain obscene or explicit content or the use of vulgar, offensive, threatening or harassing language.
- Mural must not contain advertising of for-profit purposes.
- Mural must not violate the City of El Dorado's sign regulations.
 1. If viewing these guidelines online, you may click [here](#) to view the city's sign regulations.
- Location and site approval must be completed prior to submitting the application.

Period of Performance

- Projects are expected to be completed within 90 days of notification of approval. Projects that are larger in scope may be given an extension at the discretion of the review committee.
- Applicants should take into consideration how weather could affect the process and ensure that they can complete the project in a timely manner.

Funding Priorities

- Murals that are done in collaboration with multiple buildings/projects.

Eligible Costs:

- Artist and consultant fees
 1. Fees can include travel and accommodation expenses
- Applicable project materials and supplies such as:
 1. Paint, brushes, tape, scaffolding, generator rental, gas for generator, projector, caution tape, plaque(s).
- Additional administrative costs related to the approved project
 1. Costs must be beyond annually budgeted general operating costs
- Wall or surface repair – limited to 25% of total project cost (tuckpointing, mortar repair)
- Surface preparation (smoothing, resurfacing, cleaning, etc.)
- Lighting or display materials to highlight the art piece (must be approved prior to installation).
- Landscaping or clean-up of the space that could affect the visibility of the mural

Ineligible Costs:

- General Operating costs of an organization not directly related to the approved project.
- Fundraising campaigns or related expenses, scholarships.
- Concessions, souvenirs, or merchandise (e.g., food, T-shirts, other items for resale).
- Social functions, parties, receptions, fundraisers, or galas; Alcoholic beverages or food.
- Construction, purchase, or renovation of facilities.
- Operating expenses for home offices.
- Retroactive funding or debt reduction.
- Honorariums (artists and contractors must be paid as fees for services rendered).

Maximum Request:

- \$5,000.00
- Larger projects may be eligible for more funding at the discretion of the review committee.

Application Process

- Once a business has been matched with an artist, the business should submit the following on the city's website, eldoks.gov.
- Documentation needed:
 1. Mock-up of artwork to be completed
 2. Artwork Release
 - Documentation from the artist that the art is original, or they have rights to use/reproduce the art.

- If intending to use artwork for promotional use, documentation from the artist granting permission for the art to be reproduced for promotional use.
- 3. Projected timeline for completion of mural, specifying anticipated start and end date.
- 4. Description of plans to install any lighting or display materials to highlight the art piece
 - Proof of property owner permission if applicable

Review Criteria

- **Project Excellence:** Artistic merit of the applicant and quality/creativity of the project's design and proposed cultural impact.
- **Management Plan:** Ability of applicant to effectively implement the project, and sustainability, including marketing and quality of any proposed partnerships.
- **Community Impact:** Benefit to the local community and region.
- **Community Involvement:** Ability of applicant to prioritize the use of local resources such as labor and materials

Review Process

- Applications will be reviewed by a committee of city staff members and one community member. Final approval shall be granted by the Assistant City Manager or his/her designee.
- The initial grant application period shall be from _____.
- Not all applications will be funded.
- Grant applicants will be notified within 30 days of submission date whether their application has been approved.

Acknowledgement

Recipients of this grant will be required to acknowledge the City of El Dorado's financial support of the mural. Acknowledgement may be made on social media posts, the business website, marketing materials, news release, plaque, etc.)

Final Report

You will be required to submit expense receipts, evidence of required funding match, and a final report form within 60 days of the completion of your activities. You will also be asked to provide documentation of your activities such as photographs, sample curriculum, or media clippings. Individuals failing to submit the final report will not be eligible for future grant funding from the City of El Dorado, Kansas.

Waivers

At any point the City Manager or his/her designee may exercise discretion and authority to waive any aspect of these guidelines in exigent circumstances to provide for the City's best interest and shall inform the reviewing body of all such decisions.

Proposed Downtown Façade Improvement Grant Program

Purpose:

The City of El Dorado is launching the Downtown Façade Improvement Grant Program to encourage property and business owners to enhance the appearance and integrity of their buildings. By offering matching funds, the City aims to increase property values, attract new investment, and improve the visual appeal of the downtown district.

Program Goals:

- Support reinvestment in downtown properties
- Improve the appearance and safety of commercial façades
- Strengthen the economic vitality of the downtown area

Eligibility Criteria

Eligible Applicants:

- Owners of commercial or mixed-use buildings within the designated downtown district
- Business tenants with property owner's written consent
- Nonprofit organizations with commercial storefronts

Eligible Properties:

- Buildings located within the defined *Downtown Façade Improvement District*
- Buildings in active commercial use or planned for such use

Ineligible Applicants:

- Properties outside the designated downtown area
- Tax-delinquent properties or those with unresolved code violations

Grant Match Details

Grant Amount:

- Maximum City contribution: \$7,500 per property
- Minimum project cost: \$1,000
- Match ratio: 50/50 (City provides up to 50% of total project cost)

Example:

If a business invests \$8,000 in approved façade work, the city reimburses \$4,000 after project completion.

Application & Review Process

Step 1 – Pre-Application Consultation: Applicants meet with City staff to review proposed improvements and ensure project eligibility.

Step 2 – Application Submission: Applications must include:

- Completed application form
- Photos of existing façade
- Project description and cost estimate

- Contractor quotes or bids
- Drawings or sketches of proposed work

Step 3 – Review & Approval: Applications will be reviewed by a *Façade Grant Review Committee* based on design quality, visual impact, and alignment with program goals.

Step 4 – Agreement: Approved applicants sign a reimbursement agreement with the city before starting work.

Step 5 – Project Completion & Reimbursement:

- Work must be completed within 6 months (extensions possible).
- City staff inspects completed project.
- Applicant submits proof of payment to receive reimbursement.

Funding Guidelines

Eligible Improvements:

- Restoration of historic architectural elements
- Exterior painting or cleaning
- Repair or replacement of windows, doors, cornices, awnings, and lighting
- Signage that complements building design
- Masonry repair or tuck-pointing
- Removal of non-historic materials or false façades
- Accessibility improvements visible from the street

Ineligible Improvements:

- Roof repairs not visible from the street
- Interior renovations
- Temporary or movable fixtures
- Maintenance (e.g., pressure washing without restoration)
- New construction or additions

Evaluation Criteria (Scoring Example)

<i>Category</i>	<i>Points</i>	<i>Description</i>
<i>Visual Impact</i>	25	Project enhances the overall look of downtown
<i>Design Quality</i>	20	Work complements original architecture
<i>Historic Preservation</i>	15	Retains or restores historic features
<i>Economic Impact</i>	15	Supports active business or brings a vacant building back into use
<i>Investment Leverage</i>	15	Higher private investment beyond minimum match
<i>Readiness</i>	10	Applicant has clear plan, timeline, and secured financing

Total Possible Points: 100

Program Timeline Example

Phase	Dates
Program Launch & Promotion	January 2026
Application Period	February 1 – March 31
Review & Award Notification	April 15
Work Period	May – October
Final Inspection & Reimbursement	November – December

Optional Add-Ons / Incentives

You could consider adding:

- **Historic Building Bonus:** +10% funding for properties over 75 years old
- **Signage Mini-Grant:** Separate smaller grant for business signage
- **Beautification Awards:** Public recognition for completed projects

EL DORADO

KANSAS

TO: City Commission
FROM: Scott Rickard
SUBJ: Condemnation Status of Flood-Impacted Residential Structures
DATE: October 15, 2025

Summary:

On June 3, 2025, a significant flooding event impacted the City of El Dorado, causing widespread damage to neighborhoods and infrastructure across the community. A total of 146 residences were affected by the flood. Of those, 39 sustained major damage, 66 sustained minor damage, and 41 were classified as affected with lesser impacts. The four properties under discussion represent some of the most severely impacted structures located within the designated Special Flood Hazard Area (SFHA).

The City determined that these four residential structures sustained damages exceeding 50% of their pre-flood market value, thus meeting the definition of “substantial damage” under Article 8 – Definitions of the City’s Floodplain Management Ordinance (Ordinance G-1313, adopted November 2019). Under federal law and local ordinance, a “substantially damaged” structure must be treated as new construction for floodplain permitting purposes. This classification triggers strict compliance requirements for any future repair, reconstruction, or occupancy.

Specifically:

- Any repair, reconstruction, or re-occupancy requires a Floodplain Development Permit.
- The structure must be elevated so that the lowest floor is at least one foot above the Base Flood Elevation (BFE).
- All electrical, mechanical, and HVAC systems must be elevated or floodproofed.

Due to the age, condition, and location of the four subject structures, none of them can realistically be brought into compliance with current floodplain regulations. Elevating and reconstructing them to meet floodplain and building code standards would be cost-prohibitive, technically infeasible, or both. As a result, demolition is the only viable path forward to bring these properties into compliance and eliminate the public safety risks they currently pose.

Property Overview

The following table summarizes key property details, including ownership, valuation, and current condition. All four structures have been determined to be unsafe and substantially damaged, and none can be rebuilt in their current condition without full compliance with the City’s floodplain ordinance.

Address	Owner(s)	Land Value	Building Value	Total Value	Notes
918 N. Gordy St.	Kimberly & Brian Lewis	\$10,740	\$24,660	\$35,400	1920, 814 sq. ft. crawl space.
920 N. Gordy St.	Marc Allen Studebaker	\$6,900	\$60,490	\$67,390	1920, 933 sq. ft. crawl space.
501 W. 12th Ave.	Peggy D. Reimann	\$12,320	\$78,770	\$91,090	1978, 960 sq. ft., crawl space with garage. .
502 W. 12th Ave.	Hunter Blayzse & Kayla Trotter	\$10,200	\$124,200	\$134,400	1971, 1,120 sq. ft., garage.

Attachments:

Funding Source:

Operation Impact:

Municipal Code Chapter 15.16 authorizes the City to declare unsafe structures a public nuisance and abate them through repair or removal. Floodplain Ordinance G-1313 and federal NFIP requirements obligate the City to enforce substantial damage regulations. Once a substantial damage determination has been made, property owners must either bring the structure into compliance or the City must take action to prevent unsafe occupancy. Because these structures cannot be feasibly brought into compliance, demolition is the only legal and practical course of action.

Options/Alternatives:

The City's Building Demolition Fund has a current balance of \$59,000. Estimated demolition costs are:

- \$13,000 each for 501 and 502 W. 12th Ave.
- \$8,000 each for 918 and 920 N. Gordy St.

Total estimated cost: \$42,000

Costs may be reduced if the Public Works Department performs some demolition work in-home. Expenses can be recovered through special assessments on the properties.

Staff Recommendation:

Staff recommends proceeding with condemnation and demolition of all four flood-impacted properties. This action is necessary to comply with federal and local floodplain regulations, protect public safety, and eliminate blight. Staff also recommends exploring in-house demolition work and voluntary property transfers where feasible to reduce costs and support long-term floodplain management.

Commission Action:

This item is for discussion purposes only. The item will be scheduled for consideration at a regular meeting pending direction to do so by the City Commission.