

EL DORADO CITY COMMISSION MEETING

October 6, 2025

The El Dorado City Commission met in a regular session on October 6, 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
Elizabeth Blakely	Management Intern	El Dorado, KS
Pastor Debbie McClure	Church of the Nazarene	El Dorado, KS
Andrew Tipton		El Dorado, KS
Deanna Bonn	Miss El Dorado Ambassadors	El Dorado, KS
Austin Lowry		El Dorado, KS

CALL TO ORDER

Mayor Bill Young called the October 6, 2025, meeting to order.

INVOCATION

Pastor Debbie McClure, First Church of the Nazarene, opened the meeting with an invocation.

PLEDGE OF ALLEGIANCE

The Miss El Dorado Ambassadors led the Pledge of Allegiance.

PROCLAMATIONS AND RECOGNITION

Mayor Bill Young read a Proclamation declaring October 5th-11th as Fire Prevention Week.

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 September 15, 2025.

Commissioner Leon Leachman moved to approve the consent agenda.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5-0.

PUBLIC HEARING

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)

Mayor Bill Young opened the floor for a Public Hearing.

Mayor Young closed the Public Hearing.

OLD BUSINESS

There was no old business.

NEW BUSINESS

CONSIDERATION OF AN ORDINANCE ESTABLISHING A REINVESTMENT HOUSING INCENTIVE DISTRICT AND APPROVING THE PROJECT PLAN FOR CEDAR RIDGE ESTATES PHASE I.

City Engineer Scott Rickard stated that 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 debt obligation for infrastructure, apply RHID funds first, and levy CID assessments on undeveloped property only if necessary to meet debt service obligations.

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

Commissioner Syndee Scribner seconded the motion.

Motion carried 5-0.

DISCUSSION ITEMS

There were no Discussion Items.

REPORTS

CITY COMMISSION AND ADVISORY BOARD UPDATES

Commissioner Kendra Wilkinson stated that Main Street met and discussed Trick or Treat Down Main Street and the Christmas Celebration.

Mayor Bill Young thanked Experience El Dorado and city staff for an amazing Gold Fest.

CITY MANAGER REPORT

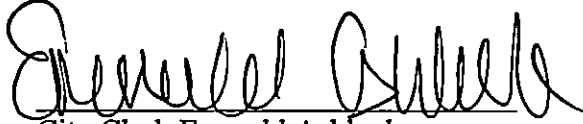
There was no report.

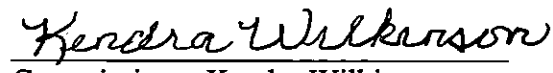
ADJOURNMENT

Commissioner Leon Leachman moved to adjourn the meeting at 5:43 p.m.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.


City Clerk Emerald Ashlock


Commissioner Kendra Wilkinson