



EL DORADO CITY COMMISSION - REGULAR MEETING AGENDA
CITY HALL – 220 E. FIRST AVENUE
November 3, 2025 - 5:30 PM

- 1. Call to Order**
- 2. Roll Call**
- 3. Invocation** - Pastor Jurdan Counts of Park Avenue Baptist Church
- 4. Pledge of Allegiance**

Proclamations and Recognition

- 5. Veterans Day 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. El Dorado Main Street 3rd Quarter Report**
- 7. El Dorado Inc. 3rd Quarter Report**

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.*)

- 8. City Commission Work Session Minutes - October 15, 2025**
- 9. City Commission Meeting Minutes - October 20, 2025**

Old Business

- 10. None**

New Business

- 11. Consideration of a Resolution finding the structure at 918 N. Gordy Street unsafe or dangerous as provided by Chapter 15.16 of the City Code, and directing that it be repaired or removed and the premises made safe and secure.**

12. Consideration of a Resolution finding the structure at 920 N. Gordy Street unsafe or dangerous and directing that it be repaired or removed and the premises made safe and secure.
13. Consideration of a Resolution finding the structure at 502 W. 12th Ave. unsafe or dangerous and directing that it be repaired or removed and the premises made safe and secure.
14. Consideration of Approval Authorizing staff to proceed with demolition of 937 N. Oak Street in accordance with Resolution No. 3019.
15. Consideration of Approval Authorizing staff to proceed with demolition of 1125 Walnut Street in accordance with Resolution No. 3025.
16. Consideration of Approval Authorizing staff to proceed with demolition of 501 W. 12th Avenue in accordance with Resolution No. 3023

Discussion Items

17. None

Reports

18. City Commission and Advisory Board Updates
19. City Manager

Adjournment

20. Consideration of a motion to adjourn

EL DORADO

KANSAS

TO: City Commission
FROM: Emerald Ashlock, City Clerk/Executive Assistant
SUBJ: Veterans Day Proclamation
DATE: November 3, 2025

Summary:

N/A

Attachments:

1. Veteran's Proclamation

Funding Source:

N/A

Operation Impact:

N/A

Options/Alternatives:

N/A

Staff Recommendation:

N/A

Commission Action:

N/A

EL DORADO
K A N S A S

PROCLAMATION

THE CITY OF EL DORADO, KANSAS

WHEREAS, the freedoms we enjoy as Americans have been secured and safeguarded through the service and sacrifice of the men and women of the United States Armed Forces; and

WHEREAS, generations of brave Americans have answered the call of duty in times of war and peace, demonstrating courage, patriotism, and dedication to the principles upon which our nation was founded; and

WHEREAS, the City of El Dorado recognizes and honors the contributions of our veterans who have served in the Army, Navy, Air Force, Marine Corps, Coast Guard, and National Guard, as well as those currently serving at home and abroad; and

WHEREAS, it is fitting that we join together as a community to express our gratitude and to remember the sacrifices made by veterans and their families in defense of liberty and democracy; an

WHERAS, Veterans Day provides an opportunity for all citizens to reflect on the cost of freedom and to reaffirm our commitment to supporting and honoring those who have worn the uniform of our nation;

NOW, THEREFORE, I, Bill Young, Mayor of the City of El Dorado, Kansas, do hereby proclaim Tuesday, November 11, 2025, as

VETERANS DAY

in the City of El Dorado and encourage all citizens to recognize, honor, and thank our veterans for their courage, service, and dedication to our country.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of El Dorado to be affixed this 3rd day of November 2025

Mayor Bill Young

Seal

Emerald Ashlock, City Clerk

EL DORADO

K A N S A S

TO: City Commission
FROM: David Dillner, City Manager
SUBJ: El Dorado Main Street 3rd Quarter Report
DATE: November 3, 2025

Summary:

El Dorado Main Street will provide its report for the 3rd Quarter of 2025.

Attachments:

Funding Source:

El Dorado Main Street receives \$35,000 per year from the City for services defined by the City's memorandum of understanding. The funding for this agreement comes from the General Fund.

Operation Impact:

Main Street provides a quarterly report to inform the City Commission of its activities.

Options/Alternatives:

NA

Staff Recommendation:

NA

Commission Action:

NA

EL DORADO

KANSAS

TO: City Commission
FROM:
SUBJ: El Dorado Inc. 3rd Quarter Report
DATE: November 3, 2025

Summary:

El Dorado Inc. will provide its report for the 3rd Quarter of 2025.

Attachments:

Funding Source:

El Dorado Inc. receives \$68,000 from the General Fund for services rendered towards its memorandum of understanding with the City. In addition, the City allocates additional funds matching investor contributions to the organization up to the maximum equivalent of one mill (approximately \$119,000).

Operation Impact:

El Dorado Inc. provides a report of its activities for the City Commission's information.

Options/Alternatives:

NA

Staff Recommendation:

NA

Commission Action:

NA

The El Dorado City Commission met in a work session on October 15, 2025, at 5:00 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

Tabitha Sharp	Assistant City Manager	El Dorado, KS
Mike Holton	El Dorado Police Department	El Dorado, KS
Scott Rickard	Director of Engineering	El Dorado, KS
Kevin Wishart	Parks and Recreation Director	El Dorado, KS
Elizabeth Blakely	Management Intern	El Dorado, KS
Andrew Tipton		El Dorado, KS
Emily Connell	El Dorado Main Street	El Dorado, KS
Jeremy Mitchell	Freelance Journalist	El Dorado, KS
Larry Wilson		El Dorado, KS
Steve Fellers		El Dorado, KS

CALL TO ORDER

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

WORK SESSION DISCUSSION ITEMS

MURAL PROGRAM PROPOSED CHANGES DISCUSSION

The City Commission reviewed the proposed changes to the Mural Program.

SMALL BUSINESS ASSISTANCE PROGRAM

The City Commission reviewed the proposed Downtown Façade Improvement Grant Program.

CONDEMNATION STATUS OF FLOOD-IMPACTED RESIDENTIAL STRUCTURES

The Commission directed staff to proceed with the quick claim deed for one of the condemned flood properties and to prepare a resolution of consideration for the remaining three properties.

REGULAR AGENDA PREVIEW

The City Commission reviewed the upcoming agenda for October 20, 2025.

COMMISSION REPORTS

There were no reports.

CITY MANAGER REPORTS

There were no reports.

ADJOURNMENT

Commissioner Leon Leachman moved to adjourn the meeting at 5:52 PM.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 4 – 0.

City Clerk Emerald Ashlock

Mayor Bill Young

EL DORADO CITY COMMISSION MEETING

October 20, 2025

The El Dorado City Commission met in a regular session on October 20, 2025, at 5:30 p.m. in the Commission Room with the following present: Commissioner Kelly Tetrick, Commissioner Leon Leachman, Commissioner Kendra Wilkinson, and City Manager David Dillner. Absent: Mayor Bill Young and Commissioner Syndee Scribner

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
Andrew Tipton		El Dorado, KS
Mark Somerville	Family Worship Center	El Dorado, KS

CALL TO ORDER

Commissioner Kendra Wilkinson called the October 20, 2025, meeting to order.

INVOCATION

Pastor Mark Somerville, Family Worship Center, opened the meeting with an invocation.

PLEDGE OF ALLEGIANCE

The City Commission led the Pledge of Allegiance.

PROCLAMATIONS AND RECOGNITION

There were no Proclamations or Recognitions.

PERSONAL APPEARANCE

Commissioner Kendra Wilkinson opened the floor for Personal Appearances.

There were no Personal Appearances.

PUBLIC COMMENT

Commissioner Kendra Wilkinson opened the floor for public comments.

There were no Public Comments.

CONSENT AGENDA

City Commission Work Session Minutes from October 1, 2025, and City Commission Meeting Minutes from October 6, 2025.

Approval of Appropriation Ordinance No. 09-25 in the amount of \$1,102,991.62

Approval of a Resolution Adopting a Policy Concerning the Transfer of Deeds at Municipal Cemeteries Owned by the City of El Dorado, Kansas

Commissioner Leon Leachman moved to approve the consent agenda.

Commissioner Kelly Tetrick seconded the motion.

Motion carried 3-0.

PUBLIC HEARING

There was no Public Hearings.

OLD BUSINESS

There was no old business.

NEW BUSINESS

CONSIDERATION OF APPROVAL OF AN ORDINANCE AUTHORIZING A SPECIAL USE PERMIT FOR A DAYCARE CENTER AND PRESCHOOL PROGRAM LOCATED AT 113 W. 4TH AVENUE.

City Engineer Scott Rickard stated that the property owner requested a Special Use Permit (SUP) to operate a daycare/preschool at 113 W 4th Ave, located in the C-2 Central Business District. The program will serve potty-trained children ages 3–5, offering half-day sessions from 9:00 a.m. to 12:00 p.m., either Monday through Thursday or Monday and Wednesday. Enrollment will be limited to a maximum of 10 children per day, with staffing provided by the owner/operator and an on-call substitute. The facility includes one restroom, a storage closet, and an open learning area with line-of-sight supervision. Planned building improvements include the installation of a secondary fire exit, new flooring, window replacement, relocation of the water heater, exterior wood repairs, a new HVAC mini-split, full roof replacement, interior and exterior painting, and a fenced outdoor play area on the east side. Under the El Dorado Zoning Regulations, a “Day Care Center” is defined as a commercial establishment licensed by the Kansas Department of Health and Environment (KDHE) providing care for more than ten unrelated children or adults for part of a 24-hour day, up to 12 hours. Daycare centers are permitted in the C-2 district only with a Special Use Permit. The Planning Commission reviewed the request at its September 25, 2025, meeting and unanimously recommended approval (6–0), with conditions to manage operational impacts and ensure compatibility with surrounding uses.

The conditions require maintaining all KDHE licenses, providing at least two striped and maintained off-street parking spaces, fencing the outdoor play area in compliance with City code, limiting enrollment to 10 children at any time, ensuring any signage complies with City regulations and requires a permit, and completing all proposed building improvements with proper permits before opening.

Commissioner Kelly Tetrick moved to approve an Ordinance Authorizing a Special Use Permit for a Daycare Center and Preschool Program Located at 113 W. 4th Avenue.

Commissioner _____ seconded the motion.

Motion carried 3-0.

DISCUSSION ITEMS

There were no Discussion Items.

REPORTS

CITY COMMISSION AND ADVISORY BOARD UPDATES

Commissioner Kelly Tetrick stated that the Friends of the Library Board is hosting the Sloppy Joe dinner this Friday. He stated that there is a bunch of great activities happening at the library.

Commissioner Kendra Wilkinson stated that EFABC met last week and discussed the video board at BG Stadium and talked about the winterization of the stadium.

CITY MANAGER REPORT

City Manager David Dillner stated that the City recently contracted with Gencursvaty for Legislative Advocacy services.

City Manager Dillner stated that Scott attended the KDOT Local Consult meeting. He stated that it was an opportunity for cities to provide input on transportation projects.

EXECUTIVE SESSION

Commissioner Kelly Tetrick moved to recess into executive session pursuant to the non-elected personnel exception under K.S.A. 75-4319(b)(1) for the purposes of discussing non-elected personnel and succession plans and to reconvene the meeting at 6:00 p.m. in the City Commission Room.

Commissioner Leon Leachman seconded the motion.

Motion carried 3-0.

ADJOURNMENT

Commissioner Leon Leachman moved to adjourn the meeting at 6:06 p.m.

Commissioner Kelly Tetrick seconded the motion.

Motion carried 3 – 0.

City Clerk Emerald Ashlock

Mayor Bill Young

EL DORADO

K A N S A S

TO: City Commission
FROM:
SUBJ: None
DATE: November 3, 2025

Summary:

There are no items under Old Business.

Attachments:

Funding Source:

NA

Operation Impact:

NA

Options/Alternatives:

NA

Staff Recommendation:

NA

Commission Action:

NA

EL DORADO

KANSAS

TO: City Commission
FROM: Scott Rickard
SUBJ: Consideration of a Resolution finding the structure at 918 N. Gordy Street unsafe or dangerous as provided by Chapter 15.16 of the City Code, and directing that it be repaired or removed and the premises made safe and secure.
DATE: November 3, 2025

Summary:

Staff have identified several residential structures determined to be dangerous, unsafe, or unfit for human habitation under Chapter 15.16 of the El Dorado Municipal Code. Findings are based on inspection records, code enforcement actions, and visible deterioration including structural failure, fire damage, sanitation hazards, and long-term neglect. In accordance with Resolution No. 3013, the City Commission held a public hearing on September 15, 2025, at which owners, agents, lienholders, and occupants could appear and show cause why these structures should not be declared unsafe. If, after hearing, the Commission finds a structure to be unsafe, it may adopt a Resolution of Findings directing repair or removal within a stated number of days from publication. If an 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.

Four of the addressed homes are flood-impacted and located within the Special Flood Hazard Area. Where structures were substantially damaged by the June 3, 2025, flood, any repair or re-occupancy would require full compliance with floodplain standards (including elevating the lowest floor above base flood elevation). For many of these sites, rehabilitation is not practicable or feasible; demolition is the viable path to resolve safety and compliance issues. A memo updating the Commission at the last work session is attached for reference. The Building Demolition Fund currently has a balance of \$59,300.

Status since the September 15, 2025, public hearing: Property is listed for sale; multiple inquiries received regarding requirements to rebuild. Rebuilding is not practicable or feasible under floodplain standards.

Attachments:

1. 918 N Gordy Resolution of finding

Funding Source:

The demolition will be paid from the Building Demolition Fund, which has a current balance of \$59,300. Staff estimates the demolition of this structure to cost between \$5,000 and \$6,000.

Operation Impact:

- Staff will monitor compliance with all adopted Resolutions of Findings.
- Removal of unsafe structures will improve neighborhood safety, reduce blight, and decrease repeat code enforcement burdens.
- There is financial risk if demolition costs assessed to properties are not recovered.

Options/Alternatives:

1. Adopt the Resolutions of Findings for the property and commence the abatement process with a 30-day compliance period.
2. Approve an extension of time for the property owner to commence the abatement process.
3. Defer action, which would allow unsafe conditions and neighborhood blight to persist.
4. Continue monitoring without new resolutions.

Staff Recommendation:

Staff recommends adopting the Resolution of Findings as presented for 918 N. Gordy Street making a determination that the structure is unsafe or dangerous as provided by Section 15.16.070 of the City Code and directing that repair or removal commence within 30 days of publication.

Commission Action:

Commissioner _____ moved to approve a Resolution finding the structure at 918 N. Gordy Street unsafe or dangerous and directing that it be repaired or removed and the premises made safe and secure.

Commissioner _____ seconded the motion.

**RESOLUTION OF FINDINGS
RESOLUTION NO.**

A RESOLUTION RELATING TO A DANGEROUS STRUCTURE LOCATED AT 918 N. GORDY STREET, EL DORADO, KANSAS.

Legal Description: Beginning at a point that is 1189.50 feet North of the Southeast Corner of the Southwest Quarter of Section 35, Township 25 South, Range 5 East of the 6th P.M., thence West 275 feet, thence North 133.34 feet, thence East 275 feet, thence South 133.34 feet to the point of beginning, Butler County, Kansas is unsafe or dangerous and directing the structure to be repaired or removed and the premises made safe and secure.

WHEREAS the enforcing officer of the City of El Dorado, Kansas did on the 4th day of August 2025, file with the Governing Body of said City a statement in writing that a certain structure, hereinafter described, was unsafe and dangerous, and

WHEREAS, the Governing Body did by Resolution No. 3013 fix the time and place of a hearing at which the owner, his agent, any lien holders of record, and any occupant of such structure could appear and show cause why such structure should not be condemned and ordered vacated and secured, and provided for giving notice thereof as provided, by law, and

WHEREAS, on the 15th day of September 2025, the Governing Body heard all evidence submitted by the owners as well as evidence submitted by the enforcing officer of the city, and

WHEREAS an extension was granted to gather further information for additional discussion.

NOW THEREFORE, be it resolved by the Governing Body of the City of El Dorado: That said Governing Body hereby finds that the structure at 918 N Gordy, El Dorado, Kansas, also known as: Beginning at a point that is 1189.50 feet North of the Southeast Corner of the Southwest Quarter of Section 35, Township 25 South, Range 5 East of the 6th P.M., thence West 275 feet, thence North 133.34 feet, thence East 275 feet, thence South 133.34 feet to the point of beginning, Butler County, Kansas is unsafe or dangerous and directing the structure to be repaired or removed and the premises made safe and secure.

The owner of such structure is hereby given **30** days from the date of publication of this resolution within which to commence the repair of the code and building violations and or the removal of such structure. If the owner fails to commence the repair or removal of the structure within the time stated or fails to diligently prosecute the same until the work is completed, said Governing Body will cause the structure to be razed and removed, and the costs of such be assessed as a special assessment against the lot or parcel of land upon which the structure is located as provided by law.

Be it further resolved that the City Clerk shall cause this Resolution to be published once in the official City paper and a copy mailed to the owner, agents, lien holders, and occupants as provided by law.

ADOPTED by the City Commission of the City of El Dorado, in Butler County, Kansas,
on the 3rd day of November 2025.

Bill Young, Mayor

ATTEST:

Emerald Ashlock, City Clerk

EL DORADO

KANSAS

TO: City Commission
FROM: Scott Rickard
SUBJ: Consideration of a Resolution finding the structure at 920 N. Gordy Street unsafe or dangerous and directing that it be repaired or removed and the premises made safe and secure.
DATE: November 3, 2025

Summary:

Staff have identified several residential structures determined to be dangerous, unsafe, or unfit for human habitation under Chapter 15.16 of the El Dorado Municipal Code. Findings are based on inspection records, code enforcement actions, and visible deterioration including structural failure, fire damage, sanitation hazards, and long-term neglect. In accordance with Resolution No. 3013, the City Commission held a public hearing on September 15, 2025, at which owners, agents, lienholders, and occupants could appear and show cause why these structures should not be declared unsafe. If, after hearing, the Commission finds a structure to be unsafe, it may adopt a Resolution of Findings directing repair or removal within a stated number of days from publication. If an 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.

Four of the addressed homes are flood-impacted and located within the Special Flood Hazard Area. Where structures were substantially damaged by the June 3, 2025, flood, any repair or re-occupancy would require full compliance with floodplain standards (including elevating the lowest floor above base flood elevation). For many of these sites, rehabilitation is not practicable or feasible; demolition is the viable path to resolve safety and compliance issues. A memo updating the Commission at the last work session is attached for reference. The Building Demolition Fund currently has a balance of \$59,300.

Status since the September 15, 2025, public hearing:

Tabled Properties; (no resolution yet)

- 918 N. Gordy – Property is listed for sale; multiple inquiries received regarding requirements to rebuild. Rebuilding is not practicable or feasible under floodplain standards.
- 920 N. Gordy – No owner contact following the public hearing.
- 502 W. 12th Ave. – Flood-impacted property. Tabled at the hearing; no owner contact to date.

Properties for which resolutions were previously passed (September 15, 2025)

- 501 W. 12th Ave. – Flood-impacted property. Resolution passed; 30 days provided. Owner had at one point indicated willingness to convey a quit claim deed to the City; staff has not received a response from the owner.
- 937 Oak St. – Resolution passed; 30 days provided. No contact after adoption. Staff recommends demolition.
- 1125 Walnut St. – Resolution passed; 30 days provided. Owner was advised of permit requirements; no permit pulled to date. Staff recommends demolition.
- 1500 W. 2nd Ave. – Resolution passed; 30 days provided. Owner pulled a permit on 10/15/25; the permit requires significant progress by 11/15/25.
- 1015 N. Taylor St. – Resolution passed; 90 days provided. Initial discussion held with new owner; ownership transferred just prior to hearing. No permit filed to date.
- 610 W. 10th Ave. – Resolution passed; 90 days provided. No owner contact or progress to date.

Attachments:

1. 920 N Gordy Resolution of finding

Funding Source:

Building Demolition Fund (current balance: \$59,300).

Operation Impact:

- Staff will monitor compliance with all adopted Resolutions of Findings.
- Removal of unsafe structures will improve neighborhood safety, reduce blight, and decrease repeat code enforcement burdens.
- There is financial risk if demolition costs assessed to properties are not recovered.

Options/Alternatives:

1. Adopt the Resolutions of Findings for the tabled property (920 N. Gordy) and commence the abatement process with a 30-day compliance period.
2. Defer action, which would allow unsafe conditions and neighborhood blight to persist.
3. Continue monitoring without new resolutions.

Staff Recommendation:

Adopt the Resolution of Findings as presented for 920 N. Gordy, determining the structure unsafe or dangerous and directing that repair or removal commence within 30 days of publication.

Commission Action:

Commissioner _____ moved to approve a Resolution finding the structure at 920 N. Gordy unsafe or dangerous and directing that it be repaired or removed and the premises made safe and secure.

Commissioner _____ seconded the motion.

**RESOLUTION OF FINDINGS
RESOLUTION NO.**

A Resolution finding that a structure at 920 N Gordy, El Dorado, Kansas, also known as

Legal Description: Beginning 1322.84 feet North of the Southeast Corner of the Southwest Quarter of Section 35, Township 25 South, Range 5 East of the 6th P.M., thence West 275 feet, thence North 66.66 feet, thence East 275 feet, thence South 66.66 feet to the point of beginning, Butler County, Kansas is unsafe or dangerous and directing the structure to be repaired or removed and the premises made safe and secure.

WHEREAS the enforcing officer of the City of El Dorado, Kansas did on the 4th day of August 2025, file with the Governing Body of said City a statement in writing that a certain structure, hereinafter described, was unsafe and dangerous, and

WHEREAS, the Governing Body did by Resolution No. 3013 fix the time and place of a hearing at which the owner, his agent, any lien holders of record, and any occupant of such structure could appear and show cause why such structure should not be condemned and ordered vacated and secured, and provided for giving notice thereof as provided, by law, and

WHEREAS, on the 15th day of September 2025, the Governing Body heard all evidence submitted by the owners as well as evidence submitted by the enforcing officer of the city, and

WHEREAS an extension was granted to gather further information for additional discussion.

NOW THEREFORE, be it resolved by the Governing Body of the City of El Dorado: That said Governing Body hereby finds that the structure at 920 N Gordy, El Dorado, Kansas, also known as: Beginning 1322.84 feet North of the Southeast Corner of the Southwest Quarter of Section 35, Township 25 South, Range 5 East of the 6th P.M., thence West 275 feet, thence North 66.66 feet, thence East 275 feet, thence South 66.66 feet to the point of beginning, Butler County, Kansas is unsafe or dangerous and directing the structure to be repaired or removed and the premises made safe and secure.

The owner of such structure is hereby given **30** days from the date of publication of this resolution within which to commence the repair of the code and building violations and or the removal of such structure. If the owner fails to commence the repair or removal of the structure within the time stated or fails to diligently prosecute the same until the work is completed, said Governing Body will cause the structure to be razed and removed, and the costs of such be assessed as a special assessment against the lot or parcel of land upon which the structure is located as provided by law.

Be it further resolved that the City Clerk shall cause this Resolution to be published once in the official City paper and a copy mailed to the owner, agents, lien holders, and occupants as provided by law.

ADOPTED by the City Commission of the City of El Dorado, in Butler County, Kansas,
on the 3rd day of November 2025.

Bill Young, Mayor

ATTEST:

Emerald Ashlock, City Clerk

EL DORADO

KANSAS

TO: City Commission
FROM: Scott Rickard
SUBJ: Consideration of a Resolution finding the structure at 502 W. 12th Ave. unsafe or dangerous and directing that it be repaired or removed and the premises made safe and secure.
DATE: November 3, 2025

Summary:

Staff have identified several residential structures determined to be dangerous, unsafe, or unfit for human habitation under Chapter 15.16 of the El Dorado Municipal Code. Findings are based on inspection records, code enforcement actions, and visible deterioration including structural failure, fire damage, sanitation hazards, and long-term neglect. In accordance with Resolution No. 3013, the City Commission held a public hearing on September 15, 2025, at which owners, agents, lienholders, and occupants could appear and show cause why these structures should not be declared unsafe. If, after hearing, the Commission finds a structure to be unsafe, it may adopt a Resolution of Findings directing repair or removal within a stated number of days from publication. If an 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.

Four of the addressed homes are flood-impacted and located within the Special Flood Hazard Area. Where structures were substantially damaged by the June 3, 2025, flood, any repair or re-occupancy would require full compliance with floodplain standards (including elevating the lowest floor above base flood elevation). For many of these sites, rehabilitation is not practicable or feasible; demolition is the viable path to resolve safety and compliance issues. A memo updating the Commission at the last work session is attached for reference. The Building Demolition Fund currently has a balance of \$59,300.

Status since the September 15, 2025, public hearing

Tabled Properties; (no resolution yet)

- 918 N. Gordy – Property is listed for sale; multiple inquiries received regarding requirements to rebuild. Rebuilding is not practicable or feasible under floodplain standards.
- 920 N. Gordy – No owner contact following the public hearing.
- 502 W. 12th Ave. – Flood-impacted property. Tabled at the hearing; no owner contact to date.

Properties for which resolutions were previously passed (September 15, 2025)

- 501 W. 12th Ave. – Flood-impacted property. Resolution passed; 30 days provided. Owner had at one point indicated willingness to convey a quit claim deed to the City; staff has not received a response from the owner.
- 937 Oak St. – Resolution passed; 30 days provided. No contact after adoption. Staff recommends demolition.
- 1125 Walnut St. – Resolution passed; 30 days provided. Owner was advised of permit requirements; no permit pulled to date. Staff recommends demolition.
- 1500 W. 2nd Ave. – Resolution passed; 30 days provided. Owner pulled a permit on 10/15/25; the permit requires significant progress by 11/15/25.
- 1015 N. Taylor St. – Resolution passed; 90 days provided. Initial discussion held with new owner; ownership transferred just prior to hearing. No permit filed to date.
- 610 W. 10th Ave. – Resolution passed; 90 days provided. No owner contact or progress to date.

Attachments:

1. 502 W 12th Resolution of finding

Funding Source:

Building Demolition Fund (current balance: \$59,300).

Operation Impact:

- Staff will monitor compliance with all adopted Resolutions of Findings.
- Removal of unsafe structures will improve neighborhood safety, reduce blight, and decrease repeat code enforcement burdens.
- There is financial risk if demolition costs assessed to properties are not recovered.

Options/Alternatives:

1. Adopt the Resolutions of Findings for the tabled property (502 W. 12th Ave) and commence the abatement process with a 30-day compliance period.
2. Defer action, which would allow unsafe conditions and neighborhood blight to persist.
3. Continue monitoring without new resolutions.

Staff Recommendation:

Adopt three Resolution of Findings as presented for 502 W. 12th Ave., determining the structure unsafe or dangerous and directing that repair or removal commence within 30 days of publication.

Commission Action:

Commissioner _____ moved to approve a Resolution finding the structure at 502 W. 12th Ave. unsafe or dangerous and directing that it be repaired or removed and the premises made safe and secure.

Commissioner _____ seconded the motion.

**RESOLUTION OF FINDINGS
RESOLUTION NO.**

A Resolution finding that a structure at 502 W 12th, El Dorado, Kansas, also known as

Legal Description: Lot 14, Block 3 Adlesperger Addition to the City of El Dorado, Butler County, Kansas is unsafe or dangerous and directing the structure to be repaired or removed and the premises made safe and secure.

WHEREAS the enforcing officer of the City of El Dorado, Kansas did on the 4th day of August 2025, file with the Governing Body of said City a statement in writing that a certain structure, hereinafter described, was unsafe and dangerous, and

WHEREAS, the Governing Body did by Resolution No. 3013 fix the time and place of a hearing at which the owner, his agent, any lien holders of record, and any occupant of such structure could appear and show cause why such structure should not be condemned and ordered vacated and secured, and provided for giving notice thereof as provided, by law, and

WHEREAS, on the 15th day of September 2025, the Governing Body heard all evidence submitted by the owners as well as evidence submitted by the enforcing officer of the city, and

WHEREAS an extension was granted to gather further information for additional discussion.

NOW THEREFORE, be it resolved by the Governing Body of the City of El Dorado: That said Governing Body hereby finds that the structure at 502 W 12th, El Dorado, Kansas, also known as: Lot 14, Block 3 Adlesperger Addition to the City of El Dorado, Butler County, Kansas is unsafe or dangerous and directing the structure to be repaired or removed and the premises made safe and secure.

The owner of such structure is hereby given **30** days from the date of publication of this resolution within which to commence the repair of the code and building violations and or the removal of such structure. If the owner fails to commence the repair or removal of the structure within the time stated or fails to diligently prosecute the same until the work is completed, said Governing Body will cause the structure to be razed and removed, and the costs of such be assessed as a special assessment against the lot or parcel of land upon which the structure is located as provided by law.

Be it further resolved that the City Clerk shall cause this Resolution to be published once in the official City paper and a copy mailed to the owner, agents, lien holders, and occupants as provided by law.

ADOPTED by the City Commission of the City of El Dorado, in Butler County, Kansas,
on the 3rd day of November 2025.

Bill Young, Mayor

ATTEST:

Emerald Ashlock, City Clerk

EL DORADO

KANSAS

TO: City Commission
FROM: Scott Rickard
SUBJ: Consideration of Approval Authorizing staff to proceed with demolition of 937 N. Oak Street in accordance with Resolution No. 3019.
DATE: November 3, 2025

Summary:

Staff have identified several residential structures determined to be dangerous, unsafe, or unfit for human habitation under Chapter 15.16 of the El Dorado Municipal Code. Findings are based on inspection records, code enforcement actions, and visible deterioration including structural failure, fire damage, sanitation hazards, and long-term neglect. In accordance with Resolution No. 3013, the City Commission held a public hearing on September 15, 2025, at which owners, agents, lienholders, and occupants could appear and show cause why these structures should not be declared unsafe. If, after hearing, the Commission finds a structure to be unsafe, it may adopt a Resolution of Findings directing repair or removal within a stated number of days from publication. If an 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.

Four of the addressed homes are flood-impacted and located within the Special Flood Hazard Area. Where structures were substantially damaged by the June 3, 2025, flood, any repair or re-occupancy would require full compliance with floodplain standards (including elevating the lowest floor above base flood elevation). For many of these sites, rehabilitation is not practicable or feasible; demolition is the viable path to resolve safety and compliance issues. A memo updating the Commission at the last work session is attached for reference. The Building Demolition Fund currently has a balance of \$59,300.

Status since the September 15, 2025, public hearing

Tabled Properties; (no resolution yet)

- 918 N. Gordy – Property is listed for sale; multiple inquiries received regarding requirements to rebuild. Rebuilding is not practicable or feasible under floodplain standards.
- 920 N. Gordy – No owner contact following the public hearing.
- 502 W. 12th Ave. – Flood-impacted property. Tabled at the hearing; no owner contact to date.

Properties for which resolutions were previously passed (September 15, 2025)

- 501 W. 12th Ave. – Flood-impacted property. Resolution passed; 30 days provided. Owner had at one point indicated willingness to convey a quit claim deed to the City; staff has not received a response from the owner.
- 937 Oak St. – Resolution passed; 30 days provided. No contact after adoption. Staff recommends demolition.
- 1125 Walnut St. – Resolution passed; 30 days provided. Owner was advised of permit requirements; no permit pulled to date. Staff recommends demolition.
- 1500 W. 2nd Ave. – Resolution passed; 30 days provided. Owner pulled a permit on 10/15/25; the permit requires significant progress by 11/15/25.
- 1015 N. Taylor St. – Resolution passed; 90 days provided. Initial discussion held with new owner; ownership transferred just prior to hearing. No permit filed to date.
- 610 W. 10th Ave. – Resolution passed; 90 days provided. No owner contact or progress to date.

Staff will return with updates on the remaining properties and any owner actions taken within the prescribed timelines, including clarification on the potential quit claim deed for 501 W. 12th Ave.

Attachments:

1. Resolution No. 3019

Funding Source:

Building Demolition Fund (current balance: \$59,300).

Operation Impact:

- Staff will monitor compliance with all adopted Resolutions of Findings.
- Removal of unsafe structures will improve neighborhood safety, reduce blight, and decrease repeat code enforcement burdens.
- There is financial risk if demolition costs assessed to properties are not recovered.

Options/Alternatives:

1. Authorize demolition of the structure at 937 Oak Street
2. Defer action, which would allow unsafe conditions and neighborhood blight to persist.
3. Continue monitoring without new resolutions.

Staff Recommendation:

Staff recommends proceeding with the demolition of 937 Oak Street in accordance with Resolution no. 3019.

Commission Action:

Commissioner _____ moved to authorize staff to proceed with demolition of 937 Oak Street in accordance with Resolution No. 3019.

Commissioner _____ seconded the motion.

**RESOLUTION OF FINDINGS
RESOLUTION NO. 3019**

A Resolution finding that a structure at 937 N Oak, El Dorado, Kansas, also known as

Legal Description: Lots 44, 36 and 48, on Santa Fe Avenue (in Block 29), Riverside Addition, to the City of El Dorado, Butler County, Kansas is unsafe or dangerous and directing the structure to be repaired or removed and the premises made safe and secure.

WHEREAS the enforcing officer of the City of El Dorado, Kansas did on the 4th day of August 2025, file with the Governing Body of said City a statement in writing that a certain structure, hereinafter described, was unsafe and dangerous, and

WHEREAS, the Governing Body did by Resolution No. 3013 fix the time and place of a hearing at which the owner, his agent, any lien holders of record, and any occupant of such structure could appear and show cause why such structure should not be condemned and ordered vacated and secured, and provided for giving notice thereof as provided, by law, and

WHEREAS, on the 15th day of September 2025, the Governing Body heard all evidence submitted by the owners as well as evidence submitted by the enforcing officer of the city,

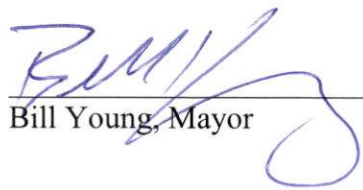
NOW THEREFORE, be it resolved by the Governing Body of the City of El Dorado: That said Governing Body hereby finds that the structure at 937 N Oak, El Dorado, Kansas, also known as: Lots 44, 36 and 48, on Santa Fe Avenue (in Block 29), Riverside Addition, to the City of El Dorado, Butler County, Kansas is unsafe or dangerous and directing the structure to be repaired or removed and the premises made safe and secure.

The owner of such structure is hereby given **30** days from the date of publication of this resolution within which to commence the repair of the code and building violations and or the removal of such structure. If the owner fails to commence the repair or removal of the structure within the time stated or fails to diligently prosecute the same until the work is completed, said Governing Body will cause the structure to be razed and removed, and the costs of such be assessed as a special assessment against the lot or parcel of land upon which the structure is located as provided by law.

Be it further resolved that the City Clerk shall cause this Resolution to be published once in the official City paper and a copy mailed to the owner, agents, lien holders, and occupants as provided by law.

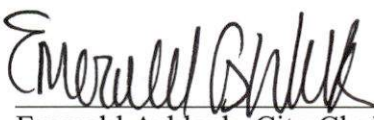
ADOPTED by the City Commission of the City of El Dorado, in Butler County, Kansas,
on the 15th day of September 2025.





Bill Young, Mayor

ATTEST:



Emerald Ashlock, City Clerk

EL DORADO

KANSAS

TO: City Commission
FROM: Scott Rickard
SUBJ: Consideration of Approval Authorizing staff to proceed with demolition of 1125 Walnut Street in accordance with Resolution No. 3025.
DATE: November 3, 2025

Summary:

Staff have identified several residential structures determined to be dangerous, unsafe, or unfit for human habitation under Chapter 15.16 of the El Dorado Municipal Code. Findings are based on inspection records, code enforcement actions, and visible deterioration including structural failure, fire damage, sanitation hazards, and long-term neglect. In accordance with Resolution No. 3013, the City Commission held a public hearing on September 15, 2025, at which owners, agents, lienholders, and occupants could appear and show cause why these structures should not be declared unsafe. If, after hearing, the Commission finds a structure to be unsafe, it may adopt a Resolution of Findings directing repair or removal within a stated number of days from publication. If an 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.

Four of the addressed homes are flood-impacted and located within the Special Flood Hazard Area. Where structures were substantially damaged by the June 3, 2025, flood, any repair or re-occupancy would require full compliance with floodplain standards (including elevating the lowest floor above base flood elevation). For many of these sites, rehabilitation is not practicable or feasible; demolition is the viable path to resolve safety and compliance issues. A memo updating the Commission at the last work session is attached for reference. The Building Demolition Fund currently has a balance of \$59,300.

Status since the September 15, 2025, public hearing

Tabled Properties; (no resolution yet)

- 918 N. Gordy – Property is listed for sale; multiple inquiries received regarding requirements to rebuild. Rebuilding is not practicable or feasible under floodplain standards.
- 920 N. Gordy – No owner contact following the public hearing.
- 502 W. 12th Ave. – Flood-impacted property. Tabled at the hearing; no owner contact to date.

Properties for which resolutions were previously passed (September 15, 2025)

- 501 W. 12th Ave. – Flood-impacted property. Resolution passed; 30 days provided. Owner had at one point indicated willingness to convey a quit claim deed to the City; staff has not received a response from the owner.
- 937 Oak St. – Resolution passed; 30 days provided. No contact after adoption. Staff recommends demolition.
- 1125 Walnut St. – Resolution passed; 30 days provided. Owner was advised of permit requirements; no permit pulled to date. Staff recommends demolition.
- 1500 W. 2nd Ave. – Resolution passed; 30 days provided. Owner pulled a permit on 10/15/25; the permit requires significant progress by 11/15/25.
- 1015 N. Taylor St. – Resolution passed; 90 days provided. Initial discussion held with new owner; ownership transferred just prior to hearing. No permit filed to date.
- 610 W. 10th Ave. – Resolution passed; 90 days provided. No owner contact or progress to date.

Staff will return with updates on the remaining properties and any owner actions taken within the prescribed timelines, including clarification on the potential quit claim deed for 501 W. 12th Ave.

Attachments:

1. Resolution No. 3025

Funding Source:

Building Demolition Fund (current balance: \$59,300).

Operation Impact:

- Staff will monitor compliance with all adopted Resolutions of Findings.
- Removal of unsafe structures will improve neighborhood safety, reduce blight, and decrease repeat code enforcement burdens.
- There is financial risk if demolition costs assessed to properties are not recovered.

Options/Alternatives:

1. Authorize demolition of the structure at 1125 N Walnut Street.
2. Defer action, which would allow unsafe conditions and neighborhood blight to persist.
3. Continue monitoring without new resolutions.

Staff Recommendation:

Staff recommends proceeding with the demolition of 1125 Walnut Street in accordance with Resolution No. 3025.

Commission Action:

Commissioner _____ moved to authorize staff to proceed with demolition of 1125 Walnut Street in accordance with Resolution No. 3025.

Commissioner _____ seconded the motion.

**RESOLUTION OF FINDINGS
RESOLUTION NO. 3025**

A Resolution finding that a structure at 1125 N Walnut, El Dorado, Kansas, also known as

Legal Description: Lots 19 and 21, Block 12, Walnut Street, Riverside Addition to the City of El Dorado, Butler County, Kansas is unsafe or dangerous and directing the structure to be repaired or removed and the premises made safe and secure.

WHEREAS the enforcing officer of the City of El Dorado, Kansas did on the 4th day of August 2025, file with the Governing Body of said City a statement in writing that a certain structure, hereinafter described, was unsafe and dangerous, and

WHEREAS, the Governing Body did by Resolution No. 3013 fix the time and place of a hearing at which the owner, his agent, any lien holders of record, and any occupant of such structure could appear and show cause why such structure should not be condemned and ordered vacated and secured, and provided for giving notice thereof as provided, by law, and

WHEREAS, on the 15th day of September 2025, the Governing Body heard all evidence submitted by the owners as well as evidence submitted by the enforcing officer of the city,

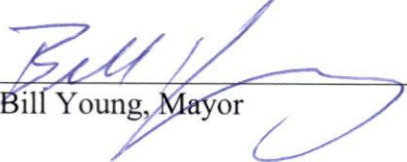
NOW THEREFORE, be it resolved by the Governing Body of the City of El Dorado: That said Governing Body hereby finds that the structure at 1125 N Walnut, El Dorado, Kansas, also known as: Lots 19 and 21, Block 12, Walnut Street, Riverside Addition to the City of El Dorado, Butler County, Kansas is unsafe or dangerous and directing the structure to be repaired or removed and the premises made safe and secure.

The owner of such structure is hereby given **30** days from the date of publication of this resolution within which to commence the repair of the code and building violations and or the removal of such structure. If the owner fails to commence the repair or removal of the structure within the time stated or fails to diligently prosecute the same until the work is completed, said Governing Body will cause the structure to be razed and removed, and the costs of such be assessed as a special assessment against the lot or parcel of land upon which the structure is located as provided by law.

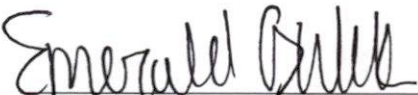
Be it further resolved that the City Clerk shall cause this Resolution to be published once in the official City paper and a copy mailed to the owner, agents, lien holders, and occupants as provided by law.

ADOPTED by the City Commission of the City of El Dorado, in Butler County, Kansas, on the 15th day of September 2025.




Bill Young, Mayor

ATTEST:


Emerald Ashlock, City Clerk

EL DORADO

KANSAS

TO: City Commission
FROM: Scott Rickard
SUBJ: Consideration of Approval Authorizing staff to proceed with demolition of 501 W. 12th Avenue in accordance with Resolution No. 3023
DATE: November 3, 2025

Summary:

Staff have identified several residential structures determined to be dangerous, unsafe, or unfit for human habitation under Chapter 15.16 of the El Dorado Municipal Code. Findings are based on inspection records, code enforcement actions, and visible deterioration including structural failure, fire damage, sanitation hazards, and long-term neglect. In accordance with Resolution No. 3013, the City Commission held a public hearing on September 15, 2025, at which owners, agents, lienholders, and occupants could appear and show cause why these structures should not be declared unsafe. If, after hearing, the Commission finds a structure to be unsafe, it may adopt a Resolution of Findings directing repair or removal within a stated number of days from publication. If an 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.

Four of the addressed homes are flood-impacted and located within the Special Flood Hazard Area. Where structures were substantially damaged by the June 3, 2025, flood, any repair or re-occupancy would require full compliance with floodplain standards (including elevating the lowest floor above base flood elevation). For many of these sites, rehabilitation is not practicable or feasible; demolition is the viable path to resolve safety and compliance issues. A memo updating the Commission at the last work session is attached for reference. The Building Demolition Fund currently has a balance of \$59,300.

Status since the September 15, 2025, public hearing

Tabled Properties; (no resolution yet)

- 918 N. Gordy – Property is listed for sale; multiple inquiries received regarding requirements to rebuild. Rebuilding is not practicable or feasible under floodplain standards.
- 920 N. Gordy – No owner contact following the public hearing.
- 502 W. 12th Ave. – Flood-impacted property. Tabled at the hearing; no owner contact to date.

Properties for which resolutions were previously passed (September 15, 2025)

- 501 W. 12th Ave. – Flood-impacted property. Resolution passed; 30 days provided. Owner had at one point indicated willingness to convey a quit claim deed to the City; staff has not received a response from the owner.
- 937 Oak St. – Resolution passed; 30 days provided. No contact after adoption. Staff recommends demolition.
- 1125 Walnut St. – Resolution passed; 30 days provided. Owner was advised of permit requirements; no permit pulled to date. Staff recommends demolition.
- 1500 W. 2nd Ave. – Resolution passed; 30 days provided. Owner pulled a permit on 10/15/25; the permit requires significant progress by 11/15/25.
- 1015 N. Taylor St. – Resolution passed; 90 days provided. Initial discussion held with new owner; ownership transferred just prior to hearing. No permit filed to date.
- 610 W. 10th Ave. – Resolution passed; 90 days provided. No owner contact or progress to date.

Staff will return with updates on the remaining properties and any owner actions taken within the prescribed timelines, including clarification on the potential quit claim deed for 501 W. 12th Ave.

Attachments:

1. Resolution No. 3023

Funding Source:

Building Demolition Fund (current balance: \$59,300).

Operation Impact:

- Staff will monitor compliance with all adopted Resolutions of Findings.
- Removal of unsafe structures will improve neighborhood safety, reduce blight, and decrease repeat code enforcement burdens.
- There is financial risk if demolition costs assessed to properties are not recovered.

Options/Alternatives:

1. Authorize demolition of the structure at 501 W. 12th Avenue
2. Defer action, which would allow unsafe conditions and neighborhood blight to persist.
3. Continue monitoring without new resolutions.

Staff Recommendation:

Staff recommends proceeding with the demolition of 501 W. 12th Ave. in accordance with Resolution No. 3023.

Commission Action:

Commissioner _____ moved to authorize staff to proceed with demolition of 501 W. 12th Avenue in accordance with Resolution No. 3023

Commissioner _____ seconded the motion.

RESOLUTION OF FINDINGS
RESOLUTION NO. 3023

A Resolution finding that a structure at 501 W 12th, El Dorado, Kansas, also known as

Legal Description: Lot 5, Block 5 Adlesperger Addition to the City of El Dorado, Butler County, Kansas is unsafe or dangerous and directing the structure to be repaired or removed and the premises made safe and secure.

WHEREAS the enforcing officer of the City of El Dorado, Kansas did on the 4th day of August 2025, file with the Governing Body of said City a statement in writing that a certain structure, hereinafter described, was unsafe and dangerous, and

WHEREAS, the Governing Body did by Resolution No. 3013 fix the time and place of a hearing at which the owner, his agent, any lien holders of record, and any occupant of such structure could appear and show cause why such structure should not be condemned and ordered vacated and secured, and provided for giving notice thereof as provided, by law, and

WHEREAS, on the 15th day of September 2025, the Governing Body heard all evidence submitted by the owners as well as evidence submitted by the enforcing officer of the city,

NOW THEREFORE, be it resolved by the Governing Body of the City of El Dorado: That said Governing Body hereby finds that the structure at 501 W 12th, El Dorado, Kansas, also known as: Lot 5, Block 5 Adlesperger Addition to the City of El Dorado, Butler County, Kansas is unsafe or dangerous and directing the structure to be repaired or removed and the premises made safe and secure.

The owner of such structure is hereby given **30** days from the date of publication of this resolution within which to commence the repair of the code and building violations and or the removal of such structure. If the owner fails to commence the repair or removal of the structure within the time stated or fails to diligently prosecute the same until the work is completed, said Governing Body will cause the structure to be razed and removed, and the costs of such be assessed as a special assessment against the lot or parcel of land upon which the structure is located as provided by law.

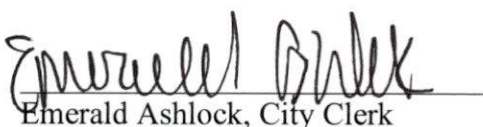
Be it further resolved that the City Clerk shall cause this Resolution to be published once in the official City paper and a copy mailed to the owner, agents, lien holders, and occupants as provided by law.

ADOPTED by the City Commission of the City of El Dorado, in Butler County, Kansas, on the 15th day of September 2025.



ATTEST:


Bill Young, Mayor


Emerald Ashlock, City Clerk

EL DORADO

KANSAS

TO: City Commission
FROM:
SUBJ: None
DATE: November 3, 2025

Summary:

There are no items for discussion.

Attachments:

Funding Source:

NA

Operation Impact:

NA

Options/Alternatives:

NA

Staff Recommendation:

NA

Commission Action:

NA