

EL DORADO CITY COMMISSION MEETING

March 2, 2026

The El Dorado City Commission met in a regular session on March 2, 2026, at 5:30 p.m. in the Commission Room with the following present: Mayor Bill Young, Commissioner Andrew Tipton, Commissioner Syndee Scribner, Commissioner Leon Leachman, Commissioner Kendra Wilkinson, and City Manager David Dillner. Absent:

VISITORS

Tabitha Sharp	Assistant City Manager	El Dorado, KS
Scott Rickard	Director of Engineering	El Dorado, KS
Mike Holton	Police Chief	El Dorado, KS
Emerald Ashlock	City Clerk	El Dorado, KS
Brad Meyer	Public Works Director	El Dorado, KS
Liz Blakely	Management Intern	El Dorado, KS
Sarah Hoefgen	El Dorado Inc	El Dorado, KS
Vince Haines		El Dorado, KS
Carlene Kuper		El Dorado, KS
Les & Cathy Howland		El Dorado, KS
Darlene Andrews		El Dorado, KS
Ben Whiteside		El Dorado, KS
Jamie Koonts		El Dorado, KS

CALL TO ORDER

Mayor Bill Young called the March 2, 2026, meeting to order.

INVOCATION

Commissioner Leon Leachman opened the meeting with invocation.

PLEDGE OF ALLEGIANCE

The City Commission led the Pledge of Allegiance.

PROCLAMATIONS AND RECOGNITION

Mayor Bill Young read a the Severe Weather Preparedness Week Proclamation and proclaimed March 2- 9th as "Severe Weather Preparedness Week."

PERSONAL APPEARANCE

Mayor Bill Young opened the floor for Personal Appearances.

Sarah Hoefgan, Director of El Dorado Inc., presented the 2025 Annual Update to the City Commission.

PUBLIC COMMENT

Mayor Bill Young opened the floor for public comments.

There were no public comments.

CONSENT AGENDA

Planning Commission Appointment – Brad Long for a term set to expire December 31, 2029.

Approval of Appropriation Ordinance No. 01-26 in the amount of \$2,080,607.34.

Approval of City Commission Work Session Minutes from January 14, 2026.

Approval of City Commission Work Session Minutes from January 26, 2026.

Approval of City Commission Meeting Minutes from February 2, 2026.

Approval of City Commission Work Session Minutes from February 11, 2026.

Approval of Revised Hangar Lease Rates for the Round Top and Maintenance Hangers to \$85 per month effective May 1, 2026.

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 THE PURPOSE OF RECEIVING WRITTEN OR ORAL OBJECTIONS AND CONSIDERING PROPOSED ASSESSMENTS FOR THE COSTS OF CERTAIN INTERNAL IMPROVEMENTS PREVIOUSLY AUTHORIZED BY THE GOVERNING BOSY FOR THE ADLESPERGER-SMITH ADDITION, PHASE III.

City Engineer Scott Rickard stated that this public hearing will address public improvements completed by the city for the Adlesperger-Smith Addition, Phase III.

Darlene Andrews, 720 Finney, asked for guidance and more information on the project and why these fees are being assessed. She stated that there is cracks and chipping on the street and curb.

City Engineer Scott Rickard gave the background of the project and why the fees are being assessed and informed Mrs. Andrews that he would send someone to take a look at the cracking on the street and curb.

Carlene Kuper, 620 W Santa Fe, asked why there were two separate letters with different amounts.

Mr. Rickard stated that one letter was for the sanitary sewer main and the other was for the street.

Leslie Howland, 710 Finney, stated that he was told that they were going to be apart of the tax rebate program. He stated that he was then notified that he would no longer be eligible for that program.

Mr. Rickard stated that the reasoning behind that is the property owner was delinquent on taxes for two consecutive years.

Mr. Howland asked why other properties are still eligible for that program even though the builder was delinquent on those property taxes as well.

Mr. Rickard stated that his assumption is that he was only delinquent for one year on those properties. He stated that if someone is delinquent then they must

Mr. Dillner stated that the City has to reach out to the County to reinstate properties. He stated that the policy is that if taxes are delinquent two years in a row, then they are no longer eligible. He stated that he believes it is appropriate for the City to go back to the county and inform them that the new property owners were not the ones delinquent on their taxes. He stated that he will reach out to the county and advocate on these new property owners' behalf, but it is ultimately up to the County on whether they are reinstated.

Mr. Rickard stated that he would go out and look at all the issues and see what he can do to help get them resolved.

Jamie Koontz expressed frustration with the builder for not disclosing all the information.

Mayor Young thanked everyone for attending and giving input and stated that staff will follow up and keep them informed.

Mayor Young closed the Public Hearing.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

CONSIDERATION OF AN ORDINANCE LEVYING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY TO PAY THE COSTS OF INTERNAL IMPROVEMENTS IN THE CITY OF EL DORADO, KANSAS, AS PREVIOUSLY AUTHORIZED BY RESOLUTION NOS. 2947, 3039, AND 2946 OF THE CITY; AND PROVIDING FOR THE COLLECTION OF SUCH SPECIAL ASSESSMENTS.

City Engineer Scott Rickard stated that this item is the official action from the Public Hearing.

Commissioner Syndee Scribner moved to approve an ordinance levying special assessments on certain property to pay the costs of internal improvements in the City of El Dorado, Kansas, as previously authorized by Resolution Nos. 2947, 3039 and 2946 of the City and providing for the collection of such special assessments.

Commissioner Andrew Tipton seconded the motion.

Motion carried 5– 0.

CONSIDERATION TO AUTHORIZE PROJECT NO. 630, CONCERNING THE EAST RIVER ROAD LIFT STATION AND FORCE MAIN REPLACEMENT

City Engineer Scott Rickard stated this item is for authorization of the replacement of the River Road Lift Station. He stated that it was installed in 1998 and replacement of the lift station was a budgeted item that needed to occur based on the age and condition of the existing station. In addition, force main replacement was anticipated as a future requirement associated with the US-54 / East Central bridge replacement project, which is currently anticipated to begin construction in late 2027. The existing force main is attached to the bridge, was significantly damaged during the June 3, 2025, flood event, and is currently temporarily attached to the bridge. This project proactively relocates the force main by boring under the Walnut River, so it is removed from the bridge conflict area before bridge construction, which reduces future schedule risk, construction complexity, and specialized sequencing requirements.

Commissioner Syndee Scribner asked if the grant was a state grant or federal grant.

Mr. Rickard stated that it was a federal grant.

Commissioner Kendra Wilkinson moved to approve a Resolution of the City of El Dorado, Kansas authorizing and providing for the alteration, repair, and reconstruction of a sanitary sewer in the city; and providing for the payment of the costs thereof.

Commissioner Leon Leachman seconded the motion.

Motion carried 5-0.

CONSIDERATION OF A BID AWARD FOR PROJECT NO. 630, CONCERNING THE EAST RIVER ROAD LIFT STATION AND FORCE MAIN REPLACEMENT.

City Engineer Scott Rickard stated that Staff is requesting City Commission acceptance of bids and award of contract for the East River Road lift station and force main replacement.

As stated in the previous agenda item, this project includes replacement of the existing East River Road Lift Station and installation of a new force main, including lift station equipment, enclosure, telemetry/flow meter components, and new force main installation by horizontal directional drilling and open cut methods.

Commissioner Andrew Tipton asked why Nowak's bid came in so much lower than the other bids and the engineering estimate.

Mr. Rickard stated that his assumption is that it is because we haven't worked with the other bidder on a project before. He stated that there are not a lot of contractors that handle rock the way Nowak does and that Nowak is equipped to handle the rock. He stated that we see them a lot on El Dorado projects due to the rock. He stated that the bid was sent out to 10 different contractors and also posted online and we only received the two bids.

Commissioner Andrew Tipton moved that since Nowak Construction has submitted the lowest qualified bid of \$872,376.00 for Project No. 630, the City Manager is directed to award the contract to said contractor, contingent upon receipt of all required bonds and insurance documentation.

Commissioner Syndee Scribner seconded the motion.

Motion carried 5-0.

CONSIDERATION OF A PROFESSIONAL SERVICES AGREEMENT WITH OLSSON FOR DESIGN AND BID-PHASE SERVICES ASSOCIATED WITH THE AIRPORT RUNWAY MAINTENANCE PROJECT.

Public Works Director Brad Meyer stated that this project is existing Runway 15/33 pavement is concrete and is exhibiting many signs and symptoms of alkali-silica reaction (ASR), including cracking, spalling, and expansion causing 'blow-ups'. The ASR has progressed to a level at which the engineer has concerns that sawing and re-sealing joints is not a feasible solution without causing further deterioration and FOD issues. The original project was to include rehabilitating Runway 15/33 and Taxiway A. An asphalt leveling course and 2" overlay was proposed to slow the progression of the cracking and extend the life of the pavement. During the design initiation process, the FAA encouraged the runway design change from an asphalt leveling course and 2" overlay to a concrete rubblization with a 4" asphalt overlay. The FAA is supporting the enhanced rehabilitation scenario with additional federal funds.

Commissioner Andrew Tipton asked if the KDOT funds have been confirmed.

Mr. Meyer stated that it was all set up before it was we decided to switch to the rubbilization. He stated that they have talked to KDOT and they don't see an issue with changing the grant application to ask for half of that.

Commissioner Syndee Scribner asked how long a project like this takes to complete.

Mr. Meyer stated that the engineering portion will take place later this year and that the actual construction will take place most likely in summer 2027. He stated that he believes it will take 60 to 90 days.

Commissioner Tipton asked how long the rubblization extends the lifespan of the runway.

Mr. Meyer stated that he believes it would extend it to 10-12 years.

Commissioner Leon Leachman moved to authorize the City to proceed with a Professional Services Agreement with Olsson for design and bid-phase services, pending completion of an Independent Fee Estimate and FAA concurrence, and authorizing the City Manager to execute and apply for the FAA Federal Grant Application.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5-0.

DISCUSSION ITEMS

There were none.

REPORTS

CITY COMMISSION AND ADVISORY BOARD UPDATES

Commissioner Leon Leachman stated that both Experience El Dorado and Parks and Recreation Board met. He stated that there is a lot of good happening on both boards.

Commissioner Andrew Tipton stated that the Main Street Director position has been posted and they are receiving applications. He stated that he will attend REAP next week and have an update at the next meeting.

Mayor Bill Young stated that EFABC met and it went well. He stated that they are working on the sky boxes and discussed the scoreboard replacement.

CITY MANAGER REPORT

City Manager David Dillner stated that the Kansas Legislature has been discussing property taxes a lot. He presented the changes made to HB 2745.

City Manager Dillner stated that this morning we released our budget simulator tool. He stated that is a great opportunity for the public to get involved in and see what it takes to build a city budget.

City Manager Dillner stated the Planning Commission met and concurred with the housing task forces plan to facilitate housing opportunities.

City Manager Dillner stated that the Planning Commission met and recommended to Rezone the land next to Fire Station 2.

City Manager Dillner stated that severe weather time is approaching. He encouraged everyone to have a plan. He stated that there are two City shelters that are open only during tornado warnings at City Hall and at the Senior Center.

City Manager Dillner gave a preview of the Balancing Act Tool.

Commissioner Kendra Wilkinson asked for how long the tool is available

City Manager Dillner stated that the plan is to keep it open for the next two weeks and if we have a lot of interaction we will keep it open longer.

ADJOURNMENT

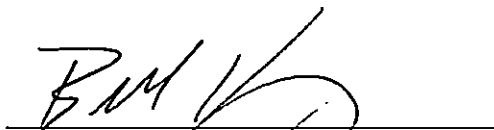
Commissioner Andrew Tipton moved to adjourn the meeting at 6:55 p.m.

Commissioner Syndee Scribner seconded the motion.

Motion carried 5 – 0.



City Clerk Emerald Veatch



Mayor Bill Young