



EL DORADO CITY COMMISSION - REGULAR MEETING AGENDA
CITY HALL – 220 E. FIRST AVENUE
April 6, 2026 - 5:30 PM

- 1. Call to Order**
- 2. Roll Call**
- 3. Invocation** - Father John Landreth, St. John Catholic Church
- 4. Pledge of Allegiance**

Proclamations and Recognition

- 5. Child Abuse Prevention Month Proclamation**
- 6. Fair Housing Month 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 Veatch 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.

- 7. 2025 Year in Review**

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. Approval of City Commission Work Session Minutes from March 11, 2026**
- 9. Approval of City Commission Meeting Minutes from March 16, 2026.**
- 10. Approval of an amendment to the City's Dump Truck Program Fee and setting said fee at \$35 and amending the Fee Schedule to the revised fee.**
- 11. Consideration of Approval of the First Amendment to the 124 S. Main Street Moderate Income Housing Grant Agreement.**

Old Business

- 12. None**

New Business

13. Consideration of a Bid Award to Kansas Paving in the amount of \$623,858.00 for the Residential Street Surface Preservation Project.

Discussion Items

14. None.

Reports

15. City Commission and Advisory Board Updates
16. City Manager

Executive Session

17. Commissioner _____ moved to recess into executive session under the non-elected personnel exception under K.S.A. 75-4319(b)(1) to discuss non-elected personnel, specifically the City Manager's Employment Agreement, and to reconvene the meeting at _____ p.m. in the City Commission Room.

Commissioner _____ seconded the motion.

Adjournment

18. Consideration of a motion to adjourn

EL DORADO
K A N S A S

PROCLAMATION

THE CITY OF EL DORADO, KANSAS

WHEREAS, Prevention is possible. With strong policies and investments, families and children can thrive, fostering prevention, stability and long-term well-being; and

WHEREAS, supporting families early reduces the need for a crisis response, improves lifelong outcomes, strengthens communities, and saves public dollars and costly downstream interventions across multiple systems;

WHEREAS, every family and child is filled with tremendous promise, and we all have a collective responsibility to prevent Adverse Childhood Experiences (ACEs), foster the potential of every child, and promote Positive Childhood Experiences (PCEs); and

WHEREAS, Positive Childhood Experiences (PCEs)—such as loving caregivers and safe, stable, and nurturing relationships—play a vital role in helping children thrive by mitigating trauma and the negative impact of Adverse Childhood Experiences (ACEs); and

WHEREAS, families who receive the support they need before a crisis occurs are better equipped to provide safe, healthy, and nurturing environments, leading to children who are safer, healthier, and more hopeful about their futures; and

WHEREAS, childhood trauma, including abuse and neglect, can have long-term psychological, emotional, and physical effects throughout an individual's lifetime and impact future generations; and

WHEREAS, primary prevention of child abuse and neglect can reduce the lifetime economic burden associated with child maltreatment; and

WHEREAS, strengthening families through access to concrete economic, social, and community-based supports reduces the likelihood of abuse and neglect and ensures children have the foundation for lifelong well-being; and

WHEREAS, effective child abuse prevention activities succeed because of the partnerships created between child welfare professionals, education, health, community- and faith-based organizations, businesses, law enforcement agencies, and families; and

WHEREAS, we acknowledge that we must work together as a community to increase awareness about what families need before they are in crisis and contribute to promoting the social and emotional well-being of children and families in a safe, stable, and nurturing environment; and

WHEREAS, investments in prevention initiatives—such as home visiting programs, family-strengthening policies, economic supports, and community-based child abuse prevention efforts—reduce the likelihood of abuse and neglect and ensure children have the foundation for lifelong well-being; and

WHEREAS, we can prevent child abuse and neglect before it happens.

NOW, THEREFORE, I, Bill Young, Mayor of the City of El Dorado, Kansas, do hereby proclaim April 2026 as

CHILD ABUSE PREVENTION MONTH

in the City of El Dorado, Kansas, and urge all citizens to join in this observance by resolving to end child abuse, and by making ourselves aware of child abuse and how it affects our community. Together, we can create a state where every child can grow up happy, healthy, and safe with hope for their future.

IN WITNESS THEREOF, I have hereto set my hand and caused the Official Seal of the City of El Dorado, Kansas to be affixed on the 6th day of April 2026.

Mayor Bill Young

Seal

Emerald Veatch, City Clerk

EL DORADO
K A N S A S

PROCLAMATION

THE CITY OF EL DORADO, KANSAS

WHEREAS, the Congress of the United States passed the Civil Rights Act of 1968, of which Title VIII declared that the law of the land would now guarantee the rights of equal housing opportunity; and

WHEREAS, the City of El Dorado is committed to the mission and intent of Congress to provide fair and equal housing opportunities for all, and today, many realty companies and associations support fair housing laws; and

WHEREAS, the Fair Housing groups and the U.S. Department of Housing and Urban Development have, over the years, received thousands of complaints of alleged illegal housing discrimination and found too many that have proved upon investigation to be violations of the fair housing laws; and

WHEREAS, equal housing opportunity is a condition of life in our City that can and should be achieved,

I, Bill Young, Mayor of the City of El Dorado, Kansas, do hereby proclaim the month of April as

FAIR HOUSING MONTH

And express the hope that this year's observance will promote fair housing practices throughout the City.

Dated this 6th day of April 2026.

Mayor Bill Young

Seal

Emerald Ashlock, City Clerk

Year in Review

City of El Dorado

**A look at the accomplishments,
goals, and initiatives of
City departments.**

2025



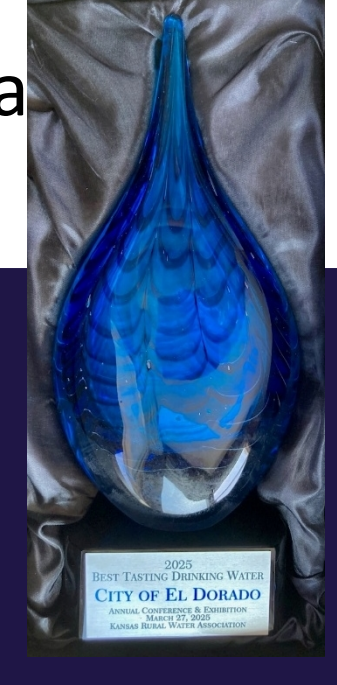
2025 Major Accomplishments

- Completed Building a Stronger Economy (B.A.S.E.) Grant Project
- Completed Sanitary Sewer Interceptor Project
- Downtown Corridor Improvements with addition of Downtown Maintenance Specialist
- Continued work on Ballpark Improvement Plan, including installation of fencing at Doug Chance Field and Hamblin Field
- Central Ave. surface rehabilitation



2025 Major Accomplishments

- Water Treatment created a comprehensive hydrant flushing program to improve water quality and system reliability
- Judged “Best Tasting Water in Kansas” for 2025 at the Kansas Rural Water Association (KRWA) Annual Conference
- All Wastewater operators are now certified Class IV
- Collaborated with Hawkins Chemical to identify and implement a new coagulant polymer that improved treatment efficiency by 20% while reducing chemical costs by 22%



2025 Major Accomplishments

- Completed replacement of the Vintage Sewer Lift Station with a Gorman-Rupp self-priming system
- Completed transition of .GOV for the City's URL and email
- Completed stormwater culvert flushing and repairs
- Safe Streets 4 All Project started
- Initiated the Discover Downtown program, including the dedication of an employee to the downtown area for clean-up and maintenance



2025 Awards/Grants

- City Connecting Link Improvement Program (CCLIP) Grant for Central Avenue
- Firehouse Subs Foundation Grant for the Fire Department
- KDOT STEP Grant for \$4,500
- Patrick Leahy Bulletproof Vest Partnership Grant
- \$5,000 donation to the K-9 unit



2025 By the Numbers

- New Building permits valuation of \$4.7 million
- 26 new single-family residences and 2 duplexes
- 1,873 total calls for service to the Fire Department, with an average response time of 8:10
- 233 business inspections completed by the Fire Department



2025 By the Numbers

- The Police Department worked 2,059 cases (an increase of 6.73 percent from 2024) and 16,913 total incidents (an increase of 22.7 percent)
- The K-9 Unit had 32 deployments, resulting in 15 arrests
- The Municipal Court saw 2,720 violations
- 7,000 Facebook followers



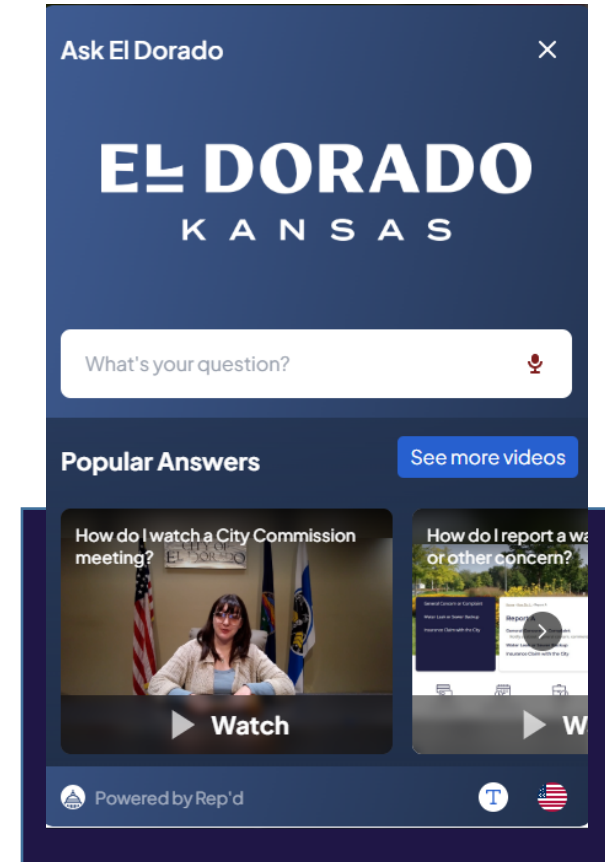
2025 By the Numbers

- The Recreation Department saw the following enrollments in youth recreation:
 - Basketball – 109
 - Baseball/Softball – 334
 - T-Ball – 97
 - Volleyball – 97
 - Flag Football – 126
 - Soccer – 252
- Adult Recreation was as follows:
 - Volleyball – 28 teams
 - Coed Softball – 10 teams
- Pool attendance was 8,755
- Repaired 3 wooden bike path bridges



2026 Department Goals/Projects/Initiatives

- Grow GIS database
- Update Building Codes and Zoning Regulations
- Enhanced partnership with USD 490 and BCC in offering youth sports clinics
- Completion of ballfield improvement project
- Tree Removal Program
- Improvement of Main 8 Trails with stakeholders
- Implementation of video chatbot on Website
- Additional traffic signal upgrades



2026 Department Goals/Projects/Initiatives

- Deploy program to optimize water plant operations
- Schedule and complete a rebuild/overhaul of the Westfalia Centrifuge
- Continued rehab of Central Ave from Boyer to Haverhill
- Refurbish the Sixth Avenue Tower
- River Road Lift Station and Force Main
- Transportation Master Plan implementation
- Stormwater culvert flushing and repairs
- Safe Streets 4 All implementation



Questions?

Find more information from 2025 for each department on their respective pages on our website: www.eldoks.gov

The El Dorado City Commission met in a work session on March 11, 2026, at 5:00 p.m. in the Commission Room with the following present: Mayor Bill Young, Commissioner Andrew Tipton, Commissioner Syndee Scribner, Commissioner Kendra Wilkinson, and City Manager David Dillner. Absent: Commissioner Leon Leachman

VISITORS

Tabitha Sharp	Assistant City Manager	El Dorado, KS
Scott Rickard	Director of Engineering	El Dorado, KS
Kevin Wishart	Parks and Recreation Director	El Dorado, KS
Brad Meyer	Director of Public Works	El Dorado, KS
Haley Remsberg	HR Director	El Dorado, KS
Michael Holton	Police Chief	El Dorado, KS
Shivraj Patil	GFT	

CALL TO ORDER

Mayor Bill Young called the March 11, 2026, meeting to order.

WORK SESSION DISCUSSION ITEMS

GFT KTA/K-254/BOYER ROAD INTERCHANGE STUDY PRESENTATION

Shivraj Patil with GFT and City Engineer Scott Rickard gave an overview of the KTA/K-254/Boyer Road Interchange Study.

STREAMLINED HOUSING DEVELOPMENT PROPOSAL

City Manager David Dillner stated that staff discussed an approach to keep the project moving by allowing engineering design to proceed while the administrative items continued in parallel, including the development agreement, CID, RHID, and related project infrastructures authorizations. BHC provided a proposal for engineering services, and staff-initiated design work. The City Commission then asked staff to pause so the Commission could review the approach and provide directions. Staff are now requesting authorization to continue the BHC design services. Timing is a key issue for this development. There is a heavy front end administrative process, followed by a bidding period before construction can begin. The developer’s stated goal is to begin home construction in 2026. Some infrastructure components also have long lead times, especially lift station equipment and controls, and those lead times can affect when lots are build ready. The administrative steps for the development agreement, CID, and RHID, include required notice and hearing steps, plus the City’s regular meeting and agenda deadlines.

The Commission discussed the proposal and asked staff to gather more information and provide ideas on this process.

REGULAR AGENDA PREVIEW

The City Commission reviewed the upcoming agenda for March 16, 2026.

COMMISSION REPORTS

There were no reports.

CITY MANAGER REPORTS

The Commission engaged in a discussion regarding recent legislative updates at the state level.

ADJOURNMENT

Commissioner Kendra Wilkinson moved to adjourn the meeting at 6:13 PM.

Commissioner Andrew Tipton seconded the motion.

Motion carried 4 – 0.

City Clerk Emerald Veatch

Mayor Bill Young

EL DORADO

KANSAS

TO: City Commission
FROM: Emerald Veatch, City Clerk/Executive Assistant
SUBJ: Approval of an amendment to the City's Dump Truck Program Fee and setting said fee at \$35 and amending the Fee Schedule to the revised fee.
DATE: April 6, 2026

Background:

The City currently charges a rate of \$15 for dump truck services. This rate has remained unchanged for several years despite rising costs associated with fuel, equipment maintenance, labor, and overall service delivery.

Recent increases in fees at the County landfill have directly impacted the cost of providing dump truck services. These external cost increases, combined with internal operational expenses, have made the current rate unsustainable.

Staff has reviewed the current rate structure and determined that it no longer reflects the true cost of providing the service. The proposed increase to \$35 is intended to better align the fee with current operational expenses and regional market rates, while ensuring the City can continue to provide reliable and sustainable service.

Attachments:

Strategic Priorities:

This item supports the City Commission's strategic priority of maintaining fiscal responsibility and ensuring the long-term sustainability of municipal services. Updating user fees to reflect actual costs helps reduce the burden on the general taxpayer and promotes equitable cost recovery.

Additionally, this adjustment aligns with existing financial management practices and any adopted policies or studies that encourage periodic review of fees to ensure they remain appropriate and defensible.

Operation and Financial Impact:

The proposed rate increase will improve cost recovery for dump truck services and reduce the subsidy currently absorbed by the City's general operating funds or applicable department budgets.

Operationally, this change is not expected to impact staffing levels or service delivery. The same level of service will continue to be provided; however, the updated rate will better reflect the actual cost of delivering that service, including increased landfill disposal fees.

From a fiscal perspective, the increase will generate additional revenue that can be used to offset expenses such as fuel, maintenance, equipment replacement, and landfill costs. This will help ensure the long-term viability of the service without requiring additional financial support from other City resources.

Alternatives:

1. Approve the proposed rate increase to \$35

- Adjusts the fee to better reflect current costs, including landfill fee increases, and improves cost recovery.

2. Maintain the current rate of \$15 (no action)

- Continues the existing fee structure without change, despite rising operational and landfill costs.

3. Implement a smaller, phased increase

- Gradually raises the rate over time to lessen the immediate impact on users while working toward full cost recovery.

Trade-Offs:

• Approve the increase to \$35:

- *Benefits:* Improves cost recovery, accounts for rising landfill and operational costs, supports fiscal sustainability, and reduces reliance on subsidization from other funds.
- *Drawbacks:* Higher cost to users, which may result in reduced demand or concerns from those utilizing the service.

• Maintain current rate:

- *Benefits:* No immediate impact on users; avoids potential concerns or resistance.
- *Drawbacks:* Continued under-recovery of costs, especially with rising landfill fees, increasing financial pressure on City resources and limiting the ability to reinvest in equipment and maintenance.

• Phased increase:

- *Benefits:* Eases the financial impact on users and provides a gradual transition.
- *Drawbacks:* Delays full cost recovery and prolongs the period in which the service is subsidized, including ongoing exposure to increased landfill costs.

Choosing to increase the rate prioritizes financial sustainability and cost recovery in response to both internal and external cost pressures. Maintaining or phasing the rate prioritizes short-term affordability but risks long-term service sustainability and funding adequacy.

Staff Recommendation:

Staff recommends approval of the proposed increase in dump truck rates from \$15 to \$35. This adjustment ensures the City is more accurately recovering the cost of providing the service, including increased landfill disposal fees, supports responsible financial management, and helps maintain the long-term sustainability of municipal operations.

Commission Action:

Commissioner _____ moved to accept the recommendation.

Commissioner _____ seconded the motion.

Advisory Board Recommendation:

Not Applicable

EL DORADO

KANSAS

TO: City Commission
FROM: Scott Rickard
SUBJ: Consideration of Approval of the First Amendment to the 124 S. Main Street Moderate Income Housing Grant Agreement.
DATE: April 6, 2026

Background:

The City and KHRC originally entered into the MIH Grant Agreement on July 24, 2025. The attached First Amendment extends the construction deadline for the eligible activities to December 31, 2027. All other terms and conditions of the agreement remain in effect.

Attachments:

1. MIH First Amendment_El Dorado -signed

Strategic Priorities:

This item supports the Housing strategic priority by preserving the project timeline for a housing related grant funded project.

Operation and Financial Impact:

The amendment does not identify any change to the grant amount or other financial terms. Its primary impact is extending the completion deadline to December 31, 2027.

Alternatives:

1. Approve the First Amendment.
2. Decline to approve the First Amendment.
3. Defer action pending further discussion.

Trade-Offs:

Approving the amendment gives the applicant additional time to complete the eligible activities under the grant. Delaying or declining action could create uncertainty in the project schedule.

Staff Recommendation:

Staff recommend approval of the First Amendment to the MIH Grant Agreement.

Commission Action:

Commissioner _____ moved to approve the First Amendment to the 124 S. Main Street Moderate Income Housing Grant Agreement.

Commissioner _____ seconded the motion.

Advisory Board Recommendation:

FIRST AMENDMENT TO GRANT AGREEMENT

This First Amendment to the Grant Agreement (“Amendment”) between the City of El Dorado, Kansas ("Grantee"), 220 E. 1st Ave., El Dorado, KS 67042 and Kansas Housing Resources Corporation (“KHRC”), 200 SW 6th Avenue, Topeka, KS 66603, is effective March 10, 2026 (“Effective Date”).

WHEREAS, KHRC administers the Moderate Income Housing ("MIH") program through the State Housing Trust Fund ("SHTF"), which provides loans and grants to cities or counties for infrastructure or housing development in rural areas ("Eligible Activities");

WHEREAS, Grantee and KHRC entered into the Grant Agreement on July 24, 2025, (the “Agreement”), under which KHRC agreed to allocate MIH program funds to Grantee, and Grantee agreed to use those funds to complete certain Eligible Activities as detailed in the Agreement;

WHEREAS, Grantee has requested to extend the construction deadline for the Eligible Activities as set out in the Agreement, and KHRC has agreed to amend the Agreement to reflect the requested change as set forth herein; and

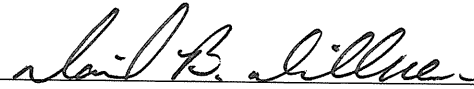
WHEREAS, the parties desire to modify the Agreement to provide for the above referenced amendment, and otherwise to ratify and confirm the Agreement in its entirety.

NOW THEREFORE, in consideration of the mutual covenants set forth herein and for other good and valuable consideration, the parties agree as follows:

1. Section 2(b) of the Agreement shall be and is hereby amended to provide that construction of this development shall be completed by December 31, 2027, unless Grantee requests and obtains prior written approval from KHRC. Any and all references in the Agreement to the construction timeline for the Eligible Activities shall also be modified to conform with this Amendment.
2. All other terms and conditions of the Agreement are hereby ratified and affirmed. The parties reaffirm all certifications and representations made in the Agreement and understand that there has not been any waiver or modification of any of the terms or conditions of the Agreement except as expressly stated herein.
3. This Amendment embodies the entire agreement and understanding of the parties hereto with respect to the subject matter contained herein. No alteration, modification, or change to this Amendment shall be valid unless executed in writing by the parties hereto.

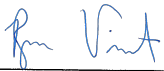
IN WITNESS WHEREOF, the parties hereto have executed this Amendment to the Agreement between Grantee and KHRC as of the date stated above.

GRANTEE: City of El Dorado

By: 

Date: 3/10/26

KANSAS HOUSING RESOURCES CORPORATION

By: 
RYAN S. VINCENT, EXECUTIVE DIRECTOR

Date: 03/18/26






First Amendment MIH Grant Agreement_EI Dorado

Final Audit Report

2026-03-18

Created:	2026-03-18
By:	Brina Nold (bnold@kshousingcorp.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAA02VKsd7m5CG7YiGxITVmrQAiMUGYfhzc

"First Amendment MIH Grant Agreement_EI Dorado" History

-  Document created by Brina Nold (bnold@kshousingcorp.org)
2026-03-18 - 4:43:42 PM GMT
-  Document emailed to Ryan Vincent (rvincent@kshousingcorp.org) for signature
2026-03-18 - 4:43:46 PM GMT
-  Email viewed by Ryan Vincent (rvincent@kshousingcorp.org)
2026-03-18 - 4:46:25 PM GMT
-  Document e-signed by Ryan Vincent (rvincent@kshousingcorp.org)
Signature Date: 2026-03-18 - 4:46:56 PM GMT - Time Source: server
-  Agreement completed.
2026-03-18 - 4:46:56 PM GMT

EL DORADO

KANSAS

TO: City Commission
FROM: Scott Rickard
SUBJ: Consideration of a Bid Award to Kansas Paving in the amount of \$623,858.00 for the Residential Street Surface Preservation Project.
DATE: April 6, 2026

Background:

Project No. 636 is the City's 2026 residential street surface preservation project and represents another step in implementing the Commission adopted Pavement Management Plan. The project is intended to preserve selected improved residential streets before conditions decline to the point that more extensive and costly rehabilitation or reconstruction becomes necessary. This approach is consistent with the City's overall pavement management strategy of applying the right treatment at the right time to extend pavement life and make the most effective use of limited street funds.

The project generally consists of HMA UltraThin bonded surface treatment on selected residential street segments, along with transition milling, edge milling, localized asphalt base patching, spot profile milling, utility adjustment pads, traffic control, and mobilization. Approximate quantities include 2,052 square yards of transition milling, 32,504 square yards of edge milling, 72,008 square yards of HMA UltraThin bonded surface, 850 tons of asphalt base patching, 50 square yards of spot profile milling, 30 manhole pads, and 19 water valve pads. Work is proposed on segments of Denver Street, 5th Avenue, 4th Avenue, 2nd Avenue, 1st Avenue, Emporia Street, Hillside Street, Eunice Street, Lynn Court, Arthur Street, Ohio Street, Dellway Street, Rado Avenue, and Jones Street.

Bids for the project were opened on March 19, 2026. Based on the submitted bid tabulation, Kansas Paving provided the lowest responsive and responsible bid in the amount of \$623,858.00. Under the project specifications, the successful contractor must complete the work within 45 working days and no later than September 11, 2026, subject to receipt of all required bonds and insurance documentation.

Attachments:

1. Proj 636 Bid Tab
2. Sheet4 - Plan
3. Sheet5 - Plan
4. Sheet6 - Plan

Strategic Priorities:

This item primarily supports the Infrastructure strategic priority by continuing implementation of the City's pavement management program and preserving improved residential streets in a timely and cost effective manner. It also supports neighborhood stability and quality of life by maintaining access, drivability, and overall street condition in residential areas.

Operation and Financial Impact:

The total construction cost for Project No. 636 is \$623,858.00. Funding is proposed from the City's dedicated sales tax street program.

Alternatives:

1. Approve the low bid and proceed with awarding the contract to Kansas Paving.
2. Reject all bids and re bid the project.
3. Modify the project scope or defer the project to a later fiscal year.

Trade-Offs:

Approving the bid allows the City to move forward with the planned 2026 residential street preservation program during the current construction season. The trade off is that a substantial portion of the annual sales tax street budget will be committed to this project, and residents within the work areas will experience temporary construction related disruptions.

Rejecting bids, reducing scope, or deferring the project would preserve near term budget flexibility, but it could result in missed construction timing, continued pavement deterioration, and higher future rehabilitation costs. Delays may also reduce the effectiveness of using a preservation treatment on streets that are currently suitable for this type of work.

Staff Recommendation:

Staff recommend awarding the contract to Kansas Paving in the amount of \$623,858.00 as the lowest responsive and responsible bidder.

Commission Action:

Commissioner _____ moved that, since Kansas Paving has submitted the lowest responsive and responsible bid of \$623,858.00 for Project No. 636, the City Manager is directed to award the contract to said contractor, contingent upon receipt of all required bonds and insurance documentation.

Commissioner _____ seconded the motion.

Advisory Board Recommendation:

N/A

Bid Tabulations

3/19/2026

Project No. 636 - 2026 Sales Tax Pavement Restoration

Item No.	Description	Units	QTY	Engineers Estimate		Kansas Paving		Pearson Construction		APAC Kansas	
				Unit Cost	Totals	Unit Cost	Totals	Unit Cost	Totals	Unit Cost	Totals
1	Transition Milling	SY	2,052	\$ 8.00	\$ 16,416.00	\$ 5.00	\$ 10,260.00	\$ 3.00	\$ 6,156.00	\$ 8.00	\$ 16,416.00
2	Edge Milling	SY	32,504	\$ 4.00	\$ 130,016.00	\$ 2.00	\$ 65,008.00	\$ 1.00	\$ 32,504.00	\$ 4.00	\$ 130,016.00
3	HMA UltraThin Bonded Surface	SY	72,008	\$ 6.00	\$ 432,048.00	\$ 5.00	\$ 360,040.00	\$ 5.25	\$ 378,042.00	\$ 6.75	\$ 486,054.00
4	Asphalt Base Patching (BM-2)	TONS	850	\$ 200.00	\$ 170,000.00	\$ 130.00	\$ 110,500.00	\$ 190.00	\$ 161,500.00	\$ 230.00	\$ 195,500.00
5	Spot Profile Milling (High Spots)	SY	50	\$ 65.00	\$ 3,250.00	\$ 125.00	\$ 6,250.00	\$ 30.00	\$ 1,500.00	\$ 15.00	\$ 750.00
6	Manhole Pad	EA	30	\$ 1,100.00	\$ 33,000.00	\$ 350.00	\$ 10,500.00	\$ 875.00	\$ 26,250.00	\$ 1,500.00	\$ 45,000.00
7	Water Valve Pad	EA	19	\$ 850.00	\$ 16,150.00	\$ 300.00	\$ 5,700.00	\$ 525.00	\$ 9,975.00	\$ 750.00	\$ 14,250.00
8	Traffic Control	LS	1	\$ 10,000.00	\$ 10,000.00	\$ 5,000.00	\$ 5,000.00	\$ 22,500.00	\$ 22,500.00	\$ 35,000.00	\$ 35,000.00
9	Mobilization	LS	1	\$ 15,000.00	\$ 15,000.00	\$ 50,600.00	\$ 50,600.00	\$ 35,000.00	\$ 35,000.00	\$ 73,000.00	\$ 73,000.00
TOTAL					<u>\$ 825,880.00</u>		<u>\$ 623,858.00</u>		<u>\$ 673,427.00</u>		<u>\$ 995,986.00</u>

HMA Ultra-Thin Overlay



ASH AVE

GORDY ST

OLIVE AVE

HIGH ST

ATCHISON ST

LOCUST AVE

CAVE SPRINGS AVE

S MAIN ST

DENVER ST

TAYLOR ST

WASHINGTON ST

STAR ST

EMPORIA ST

CARR AVE

KANSAS AVE

TOWANDA AVE

BENTON AVE

2026 SALES TAX

CITY OF EL DORADO

PROJECT NO. 636

Surface Preservation Plan



HMA Ultra-Thin Overlay

6TH AVE

5TH AVE

ALLEGHANY ST

FRAZIER ST

HIGH ST

HOUSER ST

4TH AVE

3RD AVE

RESIDENCE ST

SUMMIT ST

2ND AVE

EMPORIA ST

ATCHISON ST

DENVER ST

1ST AVE


TOPEKA ST

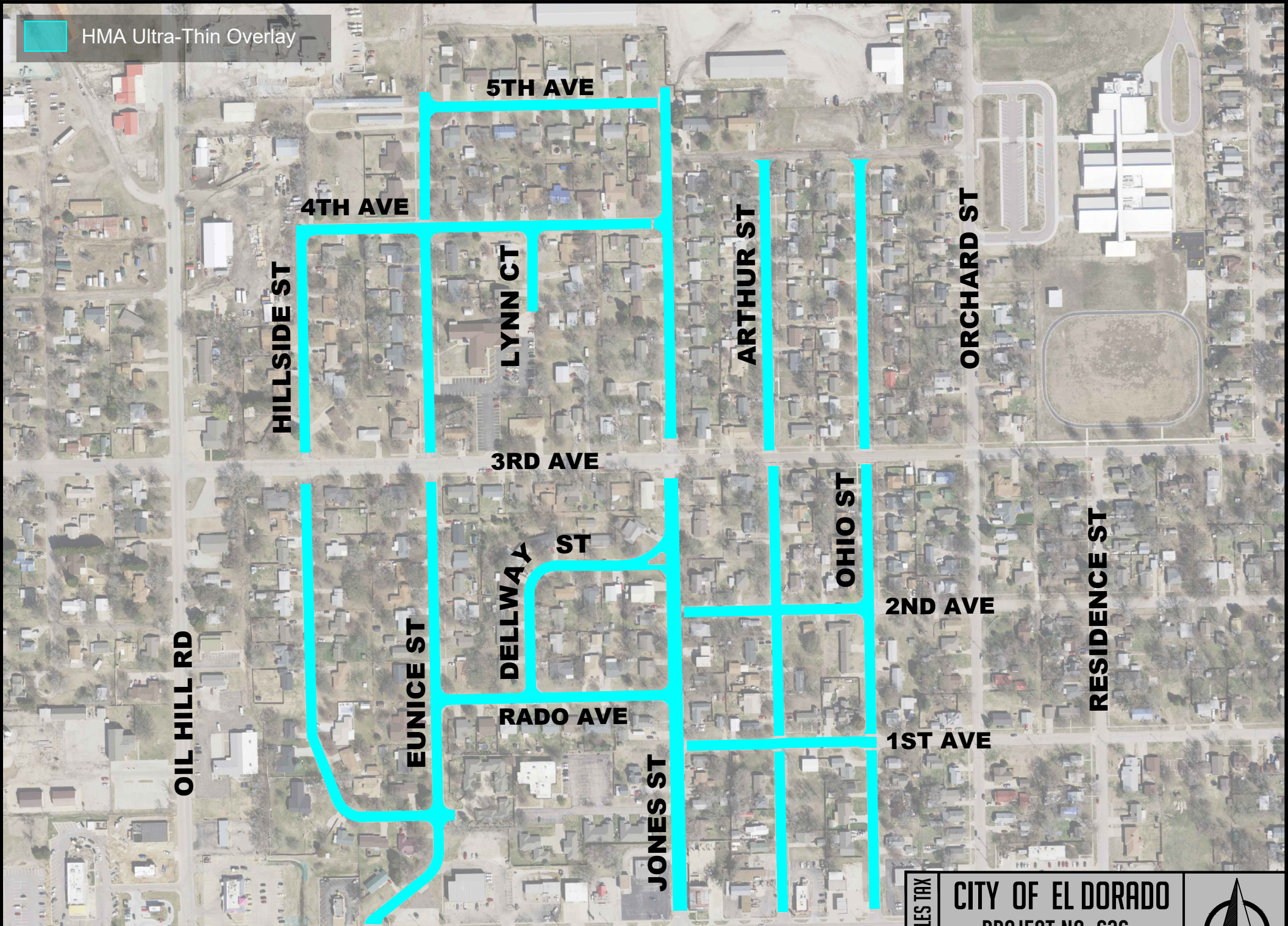
CENTRAL AVE / HWY 254

2026 SALES TAX

CITY OF EL DORADO
PROJECT NO. 636
Surface Preservation Plan



 HMA Ultra-Thin Overlay



5TH AVE

4TH AVE

HILLSIDE ST

LYNN CT

ARTHUR ST

ORCHARD ST

3RD AVE

DELLWAY ST

OHIO ST

2ND AVE

RESIDENCE ST

OIL HILL RD

EUNICE ST

RADO AVE

JONES ST

1ST AVE

CENTRAL AVE / HWY 254

2026 SALES TAX

CITY OF EL DORADO
PROJECT NO. 636

Surface Preservation Plan



EL DORADO

K A N S A S

TO: City Commission
FROM: David Dillner, City Manager
SUBJ: Management Report
DATE: March 27, 2026

Management Insights:

- Paul Hughes from the Kansas Department of Commerce will provide an overview of data centers at next week's work session. El Dorado Inc. is also planning a panel to introduce the subject of data centers to the community. The panel will include experts from the different aspects of data centers (electricity, water, etc.) to address concerns and answer questions. Data centers present an opportunity to expand the City's tax base without requiring a significant expansion of public services.
- The Planning Commission opened a public hearing on several proposed amendments to the list of acceptable uses in the Zoning Regulations. Data centers were one of the proposed additions to the list of uses City staff developed in response to proposals we were seeing circulate throughout the state. Staff wanted to clearly define data centers and establish appropriate regulations so we have a better way to address them.
- Kenya Cox and Jennifer Baysinger from Senator Marshall office stopped by City Hall to talk about the things happening in El Dorado.
- The Executive Leadership Team is working on implementing management expectations concerning project management for projects and initiatives. Project management is a core management function necessary to ensure that priorities are delivered effectively, resources are allocated responsibly, and outcomes align with the City's strategic objectives. The City's current approach to managing projects varies by department and, in many cases, lacks consistency in defining scope, timelines, and accountability. My goal is to provide better defined milestones and deliverables for projects and initiatives to the City Commission and public to enhance accountability and transparency.

Financial Notes:

- The City's annual insurance premium is \$599,951, which represents a nearly 12% increase from the prior policy year. Of note, the City's automobile premium increased 20% to \$140,334, General Liability increased 15% to \$99,012. Interestingly, property insurance only increased 6.5% from the prior year. The property insurance premium will cost \$215,334 for the next policy year.
- Butler County informed the City that landfill tonnage fees will likely increase over the next few years according to the following schedule: 10% in 2027 (\$44), 8% in 2028 (\$47.52), 7% in 2029 (\$50.85), and 5% in 2030 (\$53.39). The County requires an expansion of landfill cells for future trash disposal and must also replace equipment

needed to process waste. The projected landfill fees would be in addition to any refuse rate increases necessary for operations during the same period.

- Pioneer Balloon continues to progress through its bankruptcy proceedings. One of the “features” of bankruptcy is that any property taxes paid during the company’s financial distress can be recaptured and distributed to settle the company’s outstanding debts and liabilities. Butler County estimates the total amount that may be reimbursed back to Pioneer Balloon’s trustees is \$190,000, of which \$64,980 would come from the City based on our percentage of the property tax liability. The County plans to reduce next year’s property tax distribution to the City by the amount determined to be reimbursable.
- The City was awarded a \$264,375 Hazard Mitigation Grant from the Kansas Division of Emergency Management to assist with the cost of replacing emergency generators for critical facilities. The City’s share of the project is 25%, or \$88,125.
- We will be proposing a change to the cost of participating in the dump truck program to \$35 at the April 6 regular meeting. The proposed change would be effective for this upcoming season.

Personnel Updates:

- Conditional offer extended to a police officer candidate with a certification.
- Interviews occurred for Detective and a recommendation was given to Chief. Position will be filled internally soon.
- Police Officer Jared Freed started at the Kansas Law Enforcement Training Center (KLETC).
- Officer Couch will be promoted to the rank of Master Police Officer on March 28. He has completed three years with the department and has proven himself worthy of this promotion.
- Luke Craver was recently transferred from Water Distribution to an Engineering Tech I position.
- Processing started for around 50 seasonal new hires. The City will have around 30 returning seasonal employees this summer.
- The City is currently advertising for Patrol Officer and Water Distribution Maintenance Worker positions.

Operational Notes:

- The City received bids of the 2026 Sales Tax Pavement Restoration Projects. The low bid from Kansas Paving was \$623,858 compared to the Engineer’s Estimate of \$825,880.
- The Engineering Department submitted CCLIP applications to KDOT for two future projects along the highway corridors through El Dorado. These requests will help keep the City positioned for continued surface preservation funds allocated to connecting link corridors.
- The Public Works Department has been making improvements to the Animal Shelter in response to requirements stemming from a recent inspection.

- Jason Reiswig passed his Section 6 pesticide examination. He will be coordinating and supervising all chemical applications in the Parks and Recreation Department and the downtown corridor.
- Parks and Recreation staff participated in the spring cleanup of the American Legion property/disc golf course. The cleanup focused on the east side of the property.
- Park staff prepared restrooms to open for the season. The City will open them beginning April 1, weather permitting. Restrooms will be locked in the event of a cold spell to reduce the threat of vandalism.
- Major League Baseball started this week and so did youth baseball and softball practices. All available fields are being used, including McDonald Stadium, to accommodate practice requests. Youth baseball/softball pitching clinics are scheduled for April 18 in conjunction with EHS staff. The youth combine event in partnership with the YMCA will be on April 25. Registrations are now open. Women's volleyball begins on March 30.
- The Kansas Flint Hills Smoke Management Plan remains in effect. Seasonal burning activity in April, along with certain burn restrictions, may impact visibility, air quality, and call volume within the region. The Fire Department will continue to monitor conditions and respond as needed.
- Last week, the Fire Department assisted with a large grass fire in southeastern Butler County that burned for several miles and involved all Butler County departments, Greenwood County resources, and a state-supported wildland task force.
- Daily staffing continues to be supported through a combination of career personnel, callback, and the developing part-time program, with ongoing efforts focused on improving consistency in coverage. As part of this effort, the Fire Department has recently added three additional part-time members.
- Through the courtesy of HF Sinclair, two firefighters, Master Firefighter Kaleb Ash and Firefighter Ryan Hus, are attending the TEEX Industrial Firefighting School in Texas. This unique opportunity allows our personnel to train alongside refinery firefighters in preparation for potential emergency operations at the refinery. This training would not be possible without their continued support and partnership.
- The City received the Certificate of Achievement for Excellence in Financial Reporting for 2024.
- Staff reviewed and refined the master list of strategies and projects for the Safe Street for All Plan, which now provides a more organized framework for moving from safety planning into actual implementation. The list includes policy, program, education, enforcement, and capital projects. Recommendations range from signal timing review and retro-reflective pavement markings to sidewalk connectivity, school route safety, lighting, access management, and corridor specific improvements.
- Staff is reviewing a draft wholesale raw water agreement with HF Sinclair. The agreement covers related operational, legal, and cost recovery considerations for the refinery's raw water usage. The refinery has operated without a contract for several years. They desire to secure a contract for long-term assurance and to clarify responsibilities between parties.

- The Engineering Department completed 37 building inspections, 6 plan reviews, and issued 10 permits over the prior two weeks. Code Enforcement investigated 8 complaints, mailed 7 violation letters, and issued 3 citations for the April 7 docket.

EL DORADO

K A N S A S

TO: City Commission
FROM: David Dillner, City Manager
SUBJ: Annual Insurance Renewal
DATE: April 6, 2026

ICI provided the City with its insurance renewal for the 2026-27 policy term. It appears the insurance market is softening, although the City's premiums have been affected by an adverse loss history from the prior three years. The City's loss ratio for auto coverage is 163% and general liability coverage is 133%.

There are several key factors contributing to these loss ratios. First, the Police Department has experienced several vehicular accidents that resulted in damage to patrol vehicles. Some of these incidents were significant. The City also had an accident involving an employee where the driver was uninsured, which led to significant charges against the City's automobile coverage.

I am conducting a review of the Police Department's practices regarding pursuit and the review of vehicular incidents to ensure that sufficient practices are in place to mitigate the City's risk.

The general liability coverage was impacted from a recent history of sewer backups that were paid by the insurance company. EMC paid on twelve backup incidents over the past five years, totaling \$306,000. Historically, EMC denied these claims if the City could demonstrate due diligence with sewer infrastructure maintenance. The City conducts annual maintenance throughout the system to help prevent failures. ICI is going to check with EMC to determine if their practice has changed on these types of claims.

I have asked Scott to provide me with an overview of the Utilities Department's maintenance program to ensure that it is sufficient to mitigate risk of sewer issues.

The City's annual insurance premium is \$599,951, which represents a nearly 12% increase from the prior policy year. Of note, the City's automobile premium increased 20% to \$140,334, General Liability increased 15% to \$99,012. Interestingly, property insurance only increased 6.5% from the prior year. The property insurance premium will cost \$215,334 for the next policy year.

Executive Summary

Tabitha,

We are pleased to present the City's insurance renewal for the 2026-2027 policy term. In 2026, we've observed the insurance market softening a little. However, in the City's case, adverse loss history is impacting renewal premiums.

EMC offers credits based on a 3-year claims average. Unfortunately, we've seen an unfavorable trend recently:

- The City's 3-year loss ratio on the Auto is **163%**
- The City's 3-year loss ratio on the General Liability is **133%**
- The City's 3-year loss ratio on the Linebacker is 58% (5-year is 80%)

Due to the above, the City is losing some "experience credits" that our underwriter does not have control over. Our underwriter does still have the ability to offer "scheduled credits". Because the Auto losses include an UM/IUM claim, our underwriter was able to apply a larger credit to the Auto. On the General Liability, we've seen 12 *paid* Backup of Sewer claims in the last five years, totaling \$306K. Unless we can explain why these types of claims won't continue, she's not able to offer much of a credit on the General Liability.

Our underwriter at EMC applied credits where she could, but unfortunately the 3-year loss ratio on certain lines took some of the pricing control out of her hands. In the end, the total *rate* with EMC increased 9.7%, and the City's total premiums increased \$63,151, or 11.8%.

On a positive note, we have received the City's dividend check for the 2025-26 calendar year. The amount of El Dorado's check this year is **\$49,257**.

We appreciate the opportunity to serve the City of El Dorado. Thank you for allowing ICI to manage your insurance program.

Sincerely,

Ryan Murry
President & CEO





City of El Dorado
04.01.2026 - 04.01.2027 Insurance Renewal

	Carrier	Expiring	Renewal	% Change
Property	EMC	\$202,202	\$215,334	6.49%
Total Property Values		\$110,171,639	\$114,578,501	4.00%
Blanket Property Values		\$102,414,253	\$106,510,817	4.00%
Specific Property Values				
Airport & 1550 S High locations		\$7,757,386	\$8,067,684	4.00%
Deductible		\$10,000	\$10,000	
Wind/Hail Deductible		\$75,000	\$75,000	
Earthquake		\$5MM	\$5MM	
General Liability	EMC	\$86,038	\$99,012	15.08%
Limit		\$1MM/\$2MM	\$1MM/\$2MM	
Deductible		\$5,000	\$5,000	
Professional Healthcare - EMT		yes	yes	
Auto	EMC	\$116,639	\$140,334	20.31%
Total Vehicles		130	130	
Number of Trailers		10	10	
Vehicles w/Physical Damage		130	130	
Vehicles w/Replacement Cost		11	11	
Inland Marine	EMC	\$34,083	\$36,192	6.19%
Contractors Equipment w/\$1,000 Ded.		\$2,018,345	\$2,048,254	1.48%
Unscheduled Equipment-Tools w/\$1,000 Ded.		\$50,000	\$50,000	
Scheduled Property w/\$1,000 Ded.		\$3,580,530	\$3,580,530	
Traffic, School, Other Lights & Sirens Deductible		\$10,000	\$10,000	
Fine Arts w/\$1,000 Ded.		\$171,016	\$171,016	
EDP Hardware w/\$1,000 Ded.		\$800,000	\$800,000	
EDP Software w/\$1,000 Ded.		\$100,000	\$100,000	
EDP Income Limit		\$100,000	\$100,000	
Leased/Rented Equipment w/\$1,000 Ded.		\$75,000	\$75,000	
Drone w/\$1,000 Deductible		\$26,097	\$26,097	
Umbrella	EMC	\$39,128	\$41,691	6.55%
Limit		\$4MM	\$4MM	
Underlying Coverage		GL, Auto	GL, Auto	
Crime	EMC	\$507	\$507	0.00%
Employee Dishonesty Limit		\$500,000	\$500,000	
Forgery or Alteration		\$100,000	\$100,000	
Money & Securities		\$100,000	\$100,000	
Deductible		\$10,000	\$10,000	
Law Enforcement Liability	EMC	\$15,584	\$18,642	19.62%
Limit		\$1MM/\$2MM	\$1MM/\$2MM	
Deductible		\$10,000	\$10,000	
Drone Liability		Yes	Yes	
K9 Liability		1	1	
Linebacker (Public Officials & EPLI)	EMC	\$20,357	\$22,630	11.17%
Limit		\$1MM/\$1MM	\$1MM/\$1MM	
Loss of Salary or Fringe Benefits		\$75K/\$150K	\$75K/\$150K	
Deductible		\$3,000	\$3,000	
Employee Benefits Liability	EMC	Included	Included	
Limit		\$1MM/\$2MM	\$1MM/\$2MM	
Deductible		\$1,000	\$1,000	
Airport Liability	Ace	\$9,206	\$9,206	0.00%
Liability Limit		\$1MM/\$1MM	\$1MM/\$1MM	
Hangarkeepers Limit		\$1MM	\$1MM	
Cyber Liability with Crime	CFC	\$13,056	\$16,403	25.63%
Limit		\$1MM	\$1MM	
Cyber Crime		\$250,000	\$250,000	
Deductible		\$10,000	\$10,000	
Waiting Period		8 Hours	8 Hours	
Revenue		\$24,000,000	\$35,294,863	47.06%
Total Annual Premium		\$536,800	\$599,951	11.76%