

The El Dorado City Commission met in a regular session on March 16, 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 Assistant City Manager Tabitha Sharp. Absent: City Manager David Dillner

VISITORS

Scott Rickard	Director of Engineering	El Dorado, KS
Mike Holton	Police Chief	El Dorado, KS
Emerald Ashlock	City Clerk	El Dorado, KS
Liz Blakely	Management Intern	El Dorado, KS
Kristina Traina	Senior Center	El Dorado, KS
Traina Family		El Dorado, KS
Pam Keen	Senior Center	El Dorado, KS
Donna Ollek	Senior Center	El Dorado, KS
Sheri Stenseng	Senior Center	El Dorado, KS
Teri Bowlin	Senior Center	El Dorado, KS
Billy Fanska	Senior Center	El Dorado, KS
Ronnie Folden	Senior Center	El Dorado, KS
Les Nolan	Senior Center	El Dorado, KS
Susan Johnson	Senior Center	El Dorado, KS
Gerald Haines	Senior Center	El Dorado, KS
Angela McClure	Family Life Center	El Dorado, KS
Janet Jacobs	Tri-County CASA	El Dorado, KS
David Crook	Southern Baptist Church	El Dorado, KS

CALL TO ORDER

Mayor Bill Young called the March 16, 2026, meeting to order.

INVOCATION

Pastor David Crook, First Southern Baptist Church, opened the meeting with invocation.

PLEDGE OF ALLEGIANCE

The City Commission led the Pledge of Allegiance.

PROCLAMATIONS AND RECOGNITION

Mayor Bill Young read the World Down Syndrome Day Proclamation, proclaiming that March 21, 2026, is World Down Syndrome Day.

PERSONAL APPEARANCE

Mayor Bill Young opened the floor for Personal Appearances.

Kristina Traina, Senior Center Director, presented an overview of what the El Dorado Senior Center does and gave an update on what has been going since her last update.

Mayor Young closed the floor.

PUBLIC COMMENT

Mayor Bill Young opened the floor for public comments.

Billy Fanska stressed the importance of the Senior Center, and it is a great place to support the mental health of the seniors.

Mayor Young closed the public comment.

CONSENT AGENDA

Approval of Annual Liquor Tax Distributions (\$8,988.86 to Sunlight Children's Advocacy Center; \$17,977.72 to Family Life Center; and \$10,786.63 to Tri-County CASA).

Approval of City Commission Work Session Minutes from February 25, 2026.

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

Approval of Appropriation Ordinance No. 02-26 in the amount of \$1,517,702.86

Consideration of a Resolution Adopting a Records Retention and Disposal Policy for the City of El Dorado, Kansas.

Angela McClure with Family Life Center stated that they appreciate the money and that it is helpful to keep them operating.

Janet Jacobs with Tri-County CASA stated that they are grateful for the help they receive from the City.

Commissioner Leon Leachman moved to approve the consent agenda.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5-0.

PUBLIC HEARING

There were no Public Hearings.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

CONSIDERATION OF A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF EL DORADO, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AUTHORIZING AND PROVIDING FOR THE MAKING OF IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS, PROJECT 640 – 308 & 318 W CENTRAL

City Engineer Scott Rickard stated that the owners of 308 and 318 W Central Ave raised concerns regarding parking availability and access to their properties. While parking may have informally occurred along this frontage in the past, the available width adjacent to the curb is not adequate to support safe or legal on street parking under the current street configuration. Staff have previously advised the City Commission that the 300, 400, and 500 blocks of W Central are narrower than other portions of Central Avenue where on-street parking can still be accommodated. To address this issue, Engineering developed a concept for a small off street parking improvement behind the curb line intended to serve the two affected parcels while preserving the current five lane arterial section on Central Avenue.

Commissioner Kendra Wilkinson moved to accept the petition for off street parking improvements to benefit 308 and 318 W Central Ave, to find that said petition has been signed by the owners of record of more than one half of the area liable for assessment and is therefore sufficient, and to adopt the Resolution determining the advisability of the making of certain internal improvements, making findings with respect thereto, and authorizing and providing for the making of the improvements as City Project No. 640.

Commissioner Leon Leachman seconded the motion.

Motion carried 5– 0.

CONSIDERATION OF APPROVAL OF THE CITY OF EL DORADO’S PAVEMENT MANAGEMENT PLAN TO BE USED AS THE CITY’S PLANNING DOCUMENT FOR PAVEMENT PRESERVATION AND REHABILITATION.

City Engineer Scott Rickard stated that the Pavement Management Plan has been prepared to provide the City with a consistent and defensible framework for managing its street system over time. The plan evaluates approximately 250.2 lane miles of roadway and organizes the network by pavement type, street function, and condition. It is intended to improve long-range planning, support annual budget and project recommendations, and provide a more transparent basis for explaining how street projects are selected.

Commissioner Syndee Scribner moved to accept and adopt the City of El Dorado Pavement Management Plan as presented, to be used as the City’s planning document for pavement preservation, and rehabilitation.

Commissioner Andrew Tipton seconded the motion

Commissioner Andrew Tipton thanked Scott for putting these resources out for the public.

Motion carried 5-0.

CONSIDERATION OF AN ORDINANCE AMENDING THE CITY OF EL DORADO, KANSAS ZONING REGULATIONS.

City Engineer Scott Rickard stated that this was recommended by the Ad Hock Housing Committee. He stated that the overall purpose of the package is to expand attainable housing options, reduce unnecessary barriers for small-scale residential projects, and improve predictability by using standards that are more objective, easier to administer, and easier for applicants and the public to understand. Following that work session, staff prepared draft amendment language, provided notice for the required public hearing, and forwarded the package to the Planning Commission for formal review and recommendation.

The proposed amendments affect multiple sections of the zoning regulations, including Article 3, Definitions, Article 6, Supplementary District Regulations, Article 7, Off Street Parking, Article 14, Administration, and Appendix A, Uses by Zoning District. Article 12 is not being substantively revised, but it remains the appeal authority for administrative decisions.

Commissioner Leon Leachman moved to approve an Ordinance amending the City of El Dorado, Kansas Zoning Regulations, including amendments related to Accessory Dwelling Units, residential infill standards, duplexes in the R-1 district, Administrative Adjustments, off-street parking standards, related definitions, and Appendix A, Uses by Zoning District.

Commissioner Kendra Wilkinson seconded the motion.

Commissioner Syndee Scribner stated that there was a lot of thought and discussion. She stated that this should be positive for housing in our community.

Mayor Bill Young agreed that there was a lot of input and discussion and stated that he is thankful for the group that put this together.

Motion carried 5-0.

CONSIDERATION OF AN ORDINANCE ZONING CERTAIN LAND AT 2600 W 6TH AVENUE IN THE CITY OF EL DORADO, KANSAS, R-3 MULTIPLE FAMILY DWELLING DISTRICT AND AMENDING THE ZONING MAP OF THE CITY OF EL DORADO, KANSAS.

City Engineer Scott Rickard the City has been discussing the future of City-owned land west of Fire Station No. 2 along W 6th Avenue. This property area was originally acquired through past economic development efforts tied to BG Products, and the remaining tract is a remnant of the

larger acquisition. Staff have indicated the city has no planned municipal use for the remaining vacant tract and that it may represent a good opportunity to support housing needs in an area with surrounding residential context and available public infrastructure. The current zoning on both the fire station parcel and the adjacent remaining land is I-1, Light Industrial District. Through the Planning Commission public hearing process, staff presented a rezoning request intended to create a more appropriate zoning pattern for the existing conditions and anticipated future use of the property. Case No. 26-01-REZ covers Fire Station No. 2, 2600 W 6th Avenue, and proposes rezoning from I-1 to O-I as a corrective action so the zoning aligns with the existing public safety and institutional use.

Commissioner Andrew Tipton moved to approve Case No. 26-01-REZ and adopt an Ordinance rezoning 2600 W 6th Avenue, Fire Station No. 2, from I-1, Light Industrial District, to O-I, Office Institutional District.

Commissioner Syndee Scribner seconded the motion.

Motion carried 5-0.

CONSIDERATION OF AN ORDINANCE ZONING CERTAIN LAND NEAR FIRE STATION 2 ON W 6TH AVENUE IN THE CITY OF EL DORADO, KANSAS, R-3 MULTIPLE FAMILY DWELLING AND AMENDING THE ZONING MAP OF THE CITY OF EL DORADO, KANSAS.

City Engineer Scott Rickard stated that this case covers approximately 30 acres north of W 6th Avenue, west of Constant Creek, east of the Kansas Turnpike, and south of the Union Pacific Railroad, and proposes rezoning from I-1 to R-3 to reposition the remaining City-owned tract for residential development. The vacant tract near Fire Station No. 2 contains active oil production, floodway and floodplain areas, utility easements, and other constraints that will influence how the property could ultimately develop. Based on the work session materials, staff estimated that roughly 8 acres may be reasonably buildable depending on layout, drainage, easements, access, and future development design. The work session discussion also identified the presence of a waterline easement, a natural gas pipeline right of way, and other factors that will require coordination during any future development process.

Commissioner Kendra Wilkinson moved to approve Case No. 26-02-REZ and adopt an Ordinance rezoning approximately 30 acres north of W 6th Avenue, west of Constant Creek, east of the Kansas Turnpike, and south of the Union Pacific Railroad from I-1, Light Industrial District, to R-3, Multiple Family Dwelling District.

Commissioner Leon Leachman seconded the motion.

Motion carried 5-0.

CONSIDERATION OF A BID AWARD TO MAYER SPECIALTY SERVICES IN THE AMOUNT OF \$146,089.34, FOR PROJECT NO. 638, CURED-IN-PLACE-PIPE SERWER LINING PROJECT

City Engineer Scott stated that the project includes cleaning and televising 2,369 linear feet of existing 8-inch sanitary sewer main, installing 2,369 linear feet of formed PVC pipe liner inside the existing vitrified clay pipe, and rehabilitating 19 vertical linear feet of 4-foot diameter manhole structure. The bid form also included an alternate item for one-point repair, but the recommended award is for the base bid only. These locations were selected because they are older parts of the system where rehabilitation will help correct deterioration, reduce infiltration, and avoid more disruptive repairs later.

Commissioner Syndee Scribner moved that, since Mayer Specialty Services has submitted the lowest responsive and responsible bid of \$146,089.34 for Project No. 638, Sanitary Sewer Rehab, the City Manager is directed to award the contract to said contractor, contingent upon receipt of all required bonds and insurance documentation.

Commissioner Andrew Tipton seconded the motion.

Motion carried 5-0.

CONSIDERATION OF A BID AWARD TO DONDLINGER CONSTRUCTION IN THE AMOUNT OF \$500,985 FOR THE WATER TREATMENT PLAN VALVE AND ACTUATOR PROJECT.

City Engineer Scott Rickard stated that this project consists of replacing aging filter control valves and associated electric actuators at the El Dorado Water Treatment Plant. The work covers all five filters and includes replacement of 30 valves and 24 actuators associated with the surface wash, influent, filter to waste, waste or drain, backwash, and effluent systems, with the noted exceptions that no new actuators are required for the effluent valves and the Waste or Drain actuator on Filter 1 is already newer and does not require replacement.

Commissioner Kendra Wilkinson moved that, after review of the bids received for the Water Treatment Plant Valve and Actuator Project, the City Manager is directed to award the contract to Dondlinger Construction in the amount of \$500,985, contingent upon receipt and approval of all required bonds, insurance documentation, and contract documents.

Commissioner Leon Leachman seconded the motion.

Motion carried 5-0.

DISCUSSION ITEMS

There were none.

REPORTS

CITY COMMISSION AND ADVISORY BOARD UPDATES

Commissioner Kendra Wilkinson stated that the Library Board met. She stated that they received \$10,000 from Carnegie Library Foundation. She stated that the summer reading program is about to begin and there are a lot of fun things coming up.

Commissioner Andrew Tipton stated that he attended a REAP meeting.

CITY MANAGER REPORT

Assistant City Manager Tabitha Sharp stated that some staff members attended the wildfire protection meeting with the county.

Assistant City Manager Sharp outreach letters to quail run homeowners regarding the 12th avenue bike path. She stated that we are hopeful that they will provide us with feedback after getting a chance to read those.

Assistant City Manager Sharp stated that Gold Fest vendor forms are live. She stated that they are hoping to lock in the schedule by June 1.

Assistant City Manager Sharp stated that the Board Game night was on Friday but stated poor attendance but there were a bunch of families at the parks.

Assistant City Manager Sharp YMCA partnership video will go out soon to talk about the combine we are hosting.

Assistant City Manager Sharp stated that Butler Community College will be hosting the naming of Doug Chance Field on Saturday, April 4th.

Assistant City Manager Sharp stated that graffiti has started and encouraged everyone to say something if they see something.

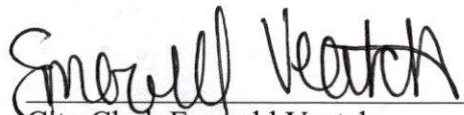
Assistant City Manager Sharp stated that Façade grant letters will be reviewed this week and plan on sending out award letting next week.

ADJOURNMENT

Commissioner Leon Leachman moved to adjourn the meeting at 6:19 p.m.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5 – 0.



City Clerk Emerald Veatch



Vice Mayor Kendra Wilkinson