

The El Dorado City Commission met in a regular session on April 20, 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
Liz Blakely	Management Intern	El Dorado, KS
Vince Haines	Gravity Works	El Dorado, KS
Mark Somerville	Family Worship Center	El Dorado, KS
Sarah Hoefgen	El Dorado Inc.	El Dorado, KS
Amanda McGee		

### **CALL TO ORDER**

Mayor Bill Young called the April 20, 2026, meeting to order.

### **INVOCATION**

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

### **PLEDGE OF ALLEGIANCE**

The City Commission led the Pledge of Allegiance.

### **PROCLAMATIONS AND RECOGNITION**

There were no proclamations or recognitions.

### **PERSONAL APPEARANCE**

Mayor Bill Young opened the floor for Personal Appearances.

Sarah Hoefgen provided a First Quarter Update from El Dorado Inc. El Dorado Inc. has submitted on 11 requests for proposals across multiple industries. Seven commercial permits have been issued throughout this quarter. El Dorado Inc. continues to build partnerships within the region. Additionally, they are working on submitting eligible tracts for consideration by the Governor for potential Opportunity Zones. Hoefgen spoke to the interest the region has received from emerging industries and the need for guidelines and information on these industries. El Dorado Inc. will be holding an Economic Forum on April 27, 2026. Amazone had their opening in March.

Mayor Bill Young Closed the floor.

## **PUBLIC COMMENT**

Mayor Bill Young opened the floor for public comments.

There was no Public Comment.

Mayor Bill Young closed the public comment.

## **CONSENT AGENDA**

Approval of City Commission Meeting Minutes from April 06, 2026.

Approval of a bid from Proseal in the amount of \$199,015.35 for the 2026 Street Maintenance Program.

Approval of Appropriation Ordinance No. 03-26 in the amount of \$1,377,257.27.

Commissioner Leachman moved to approve the consent agenda.

Commissioner Wilkinson seconded the motion.

Motion carried 5-0.

## **PUBLIC HEARING**

There was no Public Hearing.

## **OLD BUSINESS**

There was no old business.

## **NEW BUSINESS**

### **CONSIDERATION OF A RESOLUTION ADOPTING A LAND BANK POLICY GOVERNING THE ADMINISTRATION OF THE LAND BANK OF THE CITY OF EL DORADO, KANSAS**

City Manager David Dillner stated that the El Dorado Land Bank serves as a public tool for managing vacant, abandoned, or underutilized properties. The State of Kansas established the ability for Cities to create a landbank under Kansas Statutes Annotated (K.S.A.) 12-5901 et seq., in order to address properties that have complications in development. The City passed Ordinance No. G-1339 to form a landbank. The Resolution introduced provides policies to govern the City's landbank. The proposed policy provides structure for property management, aligns with the City's Comprehensive Plan and other strategic plans, and integrates code compliance, zoning, and redevelopment priorities. Properties may be acquired through

government transfers, foreclosure, donation, purchase, or land banking agreements. All acquisitions require marketable title and a title insurance policy. Donation acceptance is subject to strict evaluation, including redevelopment alignment, code compliance, and environmental review. Property transfers prioritize uses that maximize community benefit and potential property value. Other considerations include public safety, infrastructure efficiency, and green space. All dispositions are subject to public notice, adjacent owner notification, and Board discretion. Acceptable uses for property disposition include: housing and economic development, community gardens or public space, environmental cleanup (with mitigation), historic preservation, demolition or assemblage for future use.

Commissioner Tipton moved to approve a resolution adopting a Land Bank Policy governing the administration of the Land Bank of the City of El Dorado, Kansas.

Commissioner Scribner seconded the motion.

Motion carried 5-0.

#### **CONSIDERATION OF THE ADOPTION OF THE SAFE STREETS 4 ALL (SS4A) SAFETY ACTION PLAN**

City Engineer Scott Rickard stated that the City Commission previously received a work session presentation on the draft Safe Streets and Roads for All Safety Action Plan. The study for this plan was funded through a grant from the Federal Highway Administration, as well as matching funds from the Kansas Department of Transportation. JEO walked the Commission through the major components of the document, including the safety framework, data analysis, engagement process, project prioritization, and implementation approach. The plan is intended to serve as a guiding document to help the City identify, prioritize, and pursue transportation safety improvements over time. Since that work session, the draft plan has been finalized for consideration by the City Commission. Formal acceptance and approval of the plan would establish the document as the City's adopted safety action plan for future reference, planning, and grant pursuit with public publishing on the City's website. Adoption of the plan does not commit the City to any specific construction project. Individual projects, budgets, and funding commitments would still need to come back to the City Commission separately as they are developed. This item is being presented now so the City Commission may consider formal acceptance of the completed plan and allow staff to use it as a planning and grant support document going forward. A Notice of Funding was just released that could fund potential projects identified in the Plan.

Commissioner Scribner moved to accept and approve the SS4A Safety Action Plan and authorize staff to use the plan in support of future safety planning, project development, and grant applications.

Commissioner Scribner asked for clarification on the timeline for updates for the plan. City Engineer Rickard clarified that this is planned to be a living document and has requirements of annual review to be considered a valid planning document.

Commissioner Tipton seconded the motion.

The motion carried 5-0.

**CONSIDERATION OF THE APPROVAL OF THE KANSAS DEPARTMENT OF TRANSPORTATION (KDOT) TRANSPORTATION ALTERNATIVES GRANT APPLICATION FOR THE 12TH AVENUE BIKE PATH**

City Engineer Scott Rickard stated that the City Commission reviewed the 12th Avenue Bike Path concept at 3 previous work sessions. The Commission has also previously expressed support for including pedestrian accommodations on the 12th Avenue bridge replacement. KDOT has since reviewed the City's concept submittal for the Transportation Alternatives Program, found the project eligible, and invited the City to submit a full application by May 15, 2026. The project is intended to address the gap that will remain after the bridge is rebuilt by connecting the new crossing to the existing path near Jason Drive, the Walnut River Sports Complex, and onward access toward El Dorado Lake and the State Park. The corridor has limited shoulder width, a posted speed of 45 mph, and is not well suited for pedestrians or inexperienced cyclists in its current condition. At the Commission's direction, staff had JEO complete additional concept work and evaluate alignment options. Staff have also continued outreach with adjacent property owners. Advancing the application at this time would allow the City to compete for Transportation Alternatives funding while continuing to refine final design details if the project is selected. Rickard emphasized that this grant is competitive with interest from Cities across the State. He discussed the public engagement process in determining which option to chose, and that option 1 appeared to be the favored option as of the latest Commission Work Session.

Commissioner Wilkinson moved to adopt a Resolution authorizing submission of the Transportation Alternatives application for the 12<sup>th</sup> Avenue Bike Path.

Commissioner Leachman seconded the motion.

Mayor Young acknowledged the concerns raised from residents in the neighborhood and the time spent at previous work sessions to determine the option that was in the best interest of the community. He stated that this Resolution is not a finalization of plans for construction, and that if the City receives funding there will be more opportunities to gather input on plans.

The motion carried 5-0.

**NOTICE OF REIMBURSEMENT INTEREST-GREENS AT PRAIRIE TRAILS 2ND ADDITION**

City Engineer Scott Rickard stated that Greens at Prairie Trails 2nd Addition is the remaining unimproved phase of the Prairie Trails development area. The City has incurred consultant and related project review costs associated with this area, and additional work may continue while final development and reimbursement documents are still being negotiated. At the prior work session, staff presented the concept of using an interim instrument to help protect the City's

reimbursement interest while the final package of development-related documents is still being worked through. The intent is to provide a recorded notice of the City's interest without waiting until every related agreement and authorization is fully finalized. This approach is intended to serve as an interim step only. It would not replace the need for a development agreement or other future approvals, nor would it constitute approval of any final plat, permit, CID, RHID, reimbursement agreement, or other authorization that may later be required. Those items would still come back separately as needed

Commissioner Leachman moved to authorize the City Manager, with the owner's consent, to enter into and record a Notice of Reimbursement Interest and Conditional Release for the Greens at Prairie Trails, 2nd Addition.

Commissioner Scribner seconded the motion.

Mayor Young thanked staff for their time on this and the additional resource for protecting the City investments in development.

The motion carried 5-0

## **CONSIDERATION OF A RESOLUTION ADOPTING A SPECULATIVE BUILDING POLICY FOR THE CITY OF EL DORADO, KANSAS**

City Manager David Dillner stated that a speculative building policy is an economic development tool intended to encourage the construction of commercial and industrial buildings without a pre-committed tenant. The City has had a previous policy Under this approach, a developer constructs a "spec building" based on anticipated market demand, and the community provides targeted incentives to offset the financial risk associated with building without a guaranteed occupant. In return, the developer actively markets the building to prospective tenants, allowing the community to respond more quickly to business recruitment opportunities. The need for a speculative building policy is driven by the realities of modern site selection. Businesses, especially those in industrial, logistics, and light manufacturing sectors, often operate on accelerated timelines and prefer sites that are "shovel-ready" or include an existing building that can be occupied quickly. Communities that lack available building inventory are frequently eliminated early in the selection process, regardless of their strengths in infrastructure, workforce, or location. As a result, the absence of move-in-ready space can serve as a barrier to economic growth and limit the City's ability to attract new investment and jobs. This has recently been the case in El Dorado as several projects seeking existing buildings elected to pursue alternate locations because of a lack of available buildings. The policy establishes eligibility criteria and program requirements for participation, including building size, design standards, location considerations, and alignment with the City's economic development goals. It also outlines the types of incentives that may be offered, which can include property tax abatements, fee waivers, or other financial tools authorized by state law. These incentives are structured to encourage timely construction, active marketing of the property, and eventual occupancy, while protecting the City's financial interests.

Commissioner Tipton moved to approve a resolution adopting a Speculative Building Policy for the City of El Dorado, Kansas.

Commissioner Scribner seconded the motion.

Mayor Young stated that the City has heard from entities such as El Dorado Inc. and the Chamber of Commerce that businesses have an easier time moving into communities when there are existing buildings to move into. Mayor Young also stated that having an existing building in the Industrial Park was a draw for Amazone in selecting El Dorado.

The motion carried 5-0.

### **DISCUSSION ITEMS**

There were none.

### **REPORTS**

#### **CITY COMMISSION AND ADVISORY BOARD UPDATES**

Mayor Young stated that there was an EFABC meeting in which the scoreboard replacement project has been paused to review the bids again. This project will be primarily paid for by Butler Community College and the school district. The EFABC will meet again Thursday April 23.

#### **CITY MANAGER REPORT**

City Manager David Dillner stated that a bill for a Constitutional Amendment to limit property valuations did not pass this legislative session. A bill has been passed to allow for protest petitions on local government budgets with a threshold of 10% of voters needed to successfully petition. This bill has been passed along to the Governor to either veto or approve.

SBA presented their Sales Tax at the last Commission Work Session and the City is going forward with meetings with bond council to prepare a Sales Tax Resolution for the May 4<sup>th</sup> meeting.

Commissioner Scribner asked for an update regarding assistance for City residents that had issues with their NRPs. City Manager Dillner stated that he has reached out to the County for more information and is waiting for their response, and that he will follow up with them.

### **EXECUTIVE SESSION**

Commissioner Wilkinson 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 the City Manager's performance review and to reconvene the meeting at 6:20 p.m. in the City Commission Room.

Commissioner Scribner seconded the motion.

Motion Carried 5-0

Mayor Young called the meeting back to order.

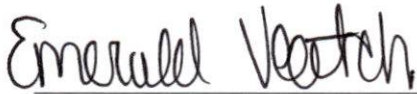
No action was taken in Executive Session.

**ADJOURNMENT**

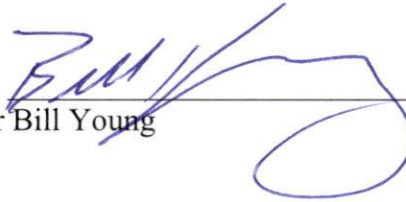
Commissioner Tipton moved to adjourn the meeting at 6:21 p.m.

Commissioner Leachman seconded the motion.

Motion carried 5 – 0.



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City Clerk Emerald Veatch



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Mayor Bill Young