



**EL DORADO CITY COMMISSION - REGULAR MEETING AGENDA
CITY HALL – 220 E. FIRST AVENUE
June 15, 2026 - 5:30 PM**

- 1. Call to Order**
- 2. Roll Call**
- 3. Invocation** - Pastor Corey Landreth, Haverhill Real Life Church
- 4. Pledge of Allegiance**

Proclamations and Recognition

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.

- 5. Kansas Oil Museum Updates**

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.*)

- 6. Parks and Recreation Board Appointment-** Christian Locke term set to expire December 31, 2027.
- 7. Approval of an MOU with the K-State Extension Butler County Master Gardeners to operate the 2026 Farmers and Art Market**

Old Business

New Business

- 8. Consideration of the approval of a Special Use Permit (SUP) for a detached accessory building at 720 N Oak Street**
- 9. Consideration of the approval of Project No. 640 - Off Street Parking improvements at 308 and 318 West Central**

Discussion Items

Reports

10. City Commission and Advisory Board Updates
11. City Manager

Adjournment

12. Consideration of a motion to adjourn

Tabitha Sharp

From: noreply@civicplus.com
Sent: Monday, May 18, 2026 11:42 AM
To: Tabitha Sharp; Emerald Veatch
Subject: Online Form Submittal: Advisory Board Application - New Applicant

Advisory Board Application - New Applicant

Last Name	Locke
First Name	Christian
Mailing Address	<i>Field not completed.</i>
City	El Dorado
State	KS
Zip	67042
Telephone	██████████
E-mail	████████████████████
Occupation	Rancher/beef producer
Please mark your preferred method of contact:	Phone
(Section Break)	
City Advisory Boards	Parks & Recreation Advisory Committee
(Section Break)	
Please state why you are interested in serving on this board, committee, or task force and indicate what expertise and/or capabilities you would bring to this board, committee, or task force.	I have a young family here in El Dorado. Born and raised here. 3 kids ages 6,4,3. Wife is head softball coach at the high school. Played 3 sports my entire life in football, basketball and baseball. Played college baseball. Owned and operated a guided hunting outfit for 10 years in el dorado. Have an enormous amount of pride in our community. Willing to help and be involved.

What other boards (city, county, school, hospital, etc.) are you currently serving on? None yet

What other boards (city, county, school, hospital, etc.) have you served on?

When an opening on a board, committee, or task force occurs, the Commission will review the interest forms on file. If your form is selected, you will be contacted to confirm that you are still interested in serving on this board, committee, or task force before an appointment is made. If you wish additional information, please contact the City Clerk's Office at 321-9100

THANK YOU FOR YOUR INTEREST IN SERVING THE CITY OF EL DORADO!

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EL DORADO

KANSAS

TO: City Commission
FROM: Tabitha Sharp, Assistant City Manager
SUBJ: Approval of an MOU with the K-State Extension Butler County Master Gardeners to operate the 2026 Farmers and Art Market
DATE: June 15, 2026

Summary:

Experience El Dorado's mission includes supporting community events and attractions that strengthen local pride, enhance quality of life, and attract visitors to El Dorado. The Farmers and Art Market directly advances these goals by:

- Supporting local growers, producers, and artisans.
- Providing residents access to locally produced goods.
- Encouraging downtown and community activity.
- Drawing visitors from surrounding communities.
- Promoting Kansas agriculture and entrepreneurship.

Since 2022, Experience El Dorado has operated the market with assistance from a contracted vendor/market manager. While successful, this model has relied heavily on a single individual to coordinate vendors, volunteers, logistics, and day of operations.

With the manager's departure, staff evaluated several alternative management structures to identify a model that provides long-term sustainability while minimizing operational risk and maintaining market quality.

The K-State Extension Butler County Master Gardeners have expressed interest in partnering with Experience El Dorado during the 2026 season and assuming primary operational responsibility beginning in 2027.

Attachments:

1. DRAFT_5.28.26_Farmers and Art Market MOU

Funding Source:

A brief analysis of the item's applicability to the established priorities of the City Commission and existing plans or studies of the City.

Operation Impact:

Staff spend approximately six weeks of time each year on planning, marketing, and administrative tasks for the market. These hours are not consecutive, but often take place during times when staff need to focus on larger initiatives.

The markets have not been a source of revenue for Experience El Dorado. Vendor fees are applied to marketing, supplies, and the vendor/market manager. In addition to the marketing and supplies, staff time is a significant cost for the market. As previously mentioned, it takes staff's focus off other initiatives for a significant amount of time unless we utilize overtime hours.

Options/Alternatives:

The City Commission has the following alternatives:

- Approve the MOU as presented, allowing the Master Gardeners to operate the 2026 market.
- Approve the MOU with amendments.
- Reject the MOU and request that staff continue to operate the market until a new agreement can be reached.

Staff Recommendation:

Staff recommend approval of the MOU as presented. It offers a phased transition of the market, allowing both parties to determine if it is the best path forward.

Commission Action:

Commissioner _____ moved to approve the MOU with the K-State Extension Butler County Master Gardeners to operate the 2026 Farmers and Art Market and direct the City Manager to sign related documents.

Commissioner _____ seconded the motion.

MEMORANDUM OF UNDERSTANDING

Farmers Market Cooperative Operations — 2026 Season

This Memorandum of Understanding ("MOU") is entered into as of the ____ day of _____, 2026, by and between the City of El Dorado, Kansas ("City"), and the K-State Extension Butler County Master Gardeners ("Master Gardeners") (collectively, the "Parties") regarding the operations of the El Dorado Farmers and Art Market ("Market").

1. Purpose and Nature of this MOU

This MOU expresses the Parties' shared intent and mutual understanding regarding cooperative operation of the Market during the 2026 season and the planned transition of full Market operations to the Master Gardeners beginning in 2027. This MOU is intended to reflect a collaborative, good-faith working relationship between the Parties until the time of said transition.

2. Background and Shared Goals

The City supports the community's desire for a market offering fresh produce, consumables, and art that is produced, made, or grown in Kansas. Experience El Dorado, a City department, has been operating the Market but desires to transition Market management and operations to an organization whose mission better aligns with the Market's goals. The Master Gardeners share the Market's mission and intend to assume long-term operations beginning in 2027 after collaborating with Experience El Dorado during the 2026 season. The Parties enter this MOU to structure that collaborative transition now that the City has authorized the same.

3. Market Logistics

Location. The 2026 Market season will be hosted at East Park, 100 Woodland, El Dorado, Kansas. The Master Gardeners agree to utilize East Park in compliance with all applicable state and local regulations.

Dates and Hours. The 2026 Market will operate from 10:00 a.m. to 2:00 p.m. on the following dates ("Market Dates"):

- June 28, 2026
- July 12, 2026
- July 26, 2026
- August 9, 2026
- August 23, 2026
- September 6, 2026

- September 20, 2026 (Optional; SNAP and Double Up Food Bucks (“DUFB”) programming will not be available on this date because of other City obligations.

Weather. The Market is intended to operate rain or shine on Market Dates. Either Party may make reasonable adjustments for extreme heat or severe weather.

4. Anticipated Roles and Responsibilities

The Parties will share the Market’s operational responsibilities during the 2026 season to ensure the Master Gardeners are prepared to transition into the 2027 and future seasons. The following reflects the Parties’ understanding of how operational responsibilities will be shared during the 2026 season. These roles may be adjusted by mutual agreement.

The City anticipates it will:

- Acknowledge in promotional materials that the Master Gardeners are managing the 2026 Market;
- Provide liability insurance for the Market;
- Provide use of East Park, barricades, and cones at the City’s expense;
- Host the Market website and vendor registration form;
- Create Facebook events for each market date, co-hosted with the Master Gardeners;
- Create and publish social media promotional content;
- Design and print rack cards and yard signs;
- Administer Supplemental Nutrition Assistance Program (SNAP) and Double Up Food Bucks (DUFB) programming;
- Provide operational assistance as reasonably needed; and
- Transfer all Market-related content, documents, and credentials to the Master Gardeners by October 31, 2026, including an inventory of transferred materials.

The Master Gardeners anticipates they will:

- Place yard signs per the City’s placement list on the Thursday prior to each Market Date and retrieve them by Sunday following each Market Date;
- Set up and tear down each Market Date, including vendor space marking, cones, barricades, and general cleanup;
- Maintain working familiarity of where to find information on applicable vendor regulations, including Kansas sales tax, food labeling, food sampling, and food safety requirements;
- Review Market vendor applications and notify vendors of application acceptance or denial;
- Recruit vendors;
- Host a seasonal vendor orientation as needed;
- Assign vendor locations, create vendor maps, and communicate vendor placements;
- Manage vendor check-in and relations;

- Collect cash payments of vendor fees and maintain records of fees collected;
- Host an information booth on each Market Date in part so Experience El Dorado may administer SNAP/DUFB benefits;
- Manage Market shopper relations;
- Promote the Market through existing channels, including social media, online, newsletters, etc.; and
- Observe and assess SNAP and DUFB programming for potential implementation in subsequent years.

5. Financial Understandings

Vendor Fees. Vendor fees for the 2026 season are \$25.00 per 10' x 10' booth and \$40.00 per food truck or tent. The Master Gardeners will collect the fees in cash at noon on each Market Date.

Rack Cards and Yard Signs. The Master Gardeners shall reimburse the City for the actual cost of rack cards and yard signs within thirty (30) days following the final Market Date of 2026.

Other Expenses. The Parties will address all other expenses as they arise.

6. Indemnification

The Parties anticipate that each will take reasonable care to avoid causing harm to the other in connection with Market operations, and that each will be responsible for addressing claims arising from its own negligent or wrongful acts or omissions, or those of its agents, employees, or volunteers. The parties further acknowledge that the City's liability may be subject to the limitations set forth in the Kansas Tort Claims Act, K.S.A. 75-6101 et seq. The Parties intend to address indemnification obligations more formally in any subsequent binding agreements governing 2027 operations.

7. Transition planning

The Parties express their mutual intent that full Market operations will transition to the Master Gardeners for the 2027 season. At the close of the Market season after the September 06, 2026, Market Date, the Parties will meet in good faith to discuss transition terms, including any formal agreement needed to govern 2027 Market operations.

8. Acknowledgment

By signing below, the Parties acknowledge that they have read this MOU, understand its contents, and intend to work collaboratively in the spirit described herein.

[Signatures on Following Page]

CITY OF EL DORADO, KANSAS

City Manager

K-STATE EXTENSION BUTLER COUNTY

Executive Board Chair

Horticulture Extension Agent

**K-STATE EXTENSION BUTLER COUNTY
MASTER GARDENERS**

Board President

EL DORADO

KANSAS

TO: City Commission
FROM: Scott Rickard
SUBJ: Consideration of the approval of a Special Use Permit (SUP) for a detached accessory building at 720 N Oak Street
DATE: June 15, 2026

Summary:

Gary Taylor has requested a Special Use Permit to construct a 1,800 square foot detached accessory structure at 720 Oak Street. The property is located at the southeast corner of Oak Street and East 6th Avenue and is zoned R-2, Residential Medium Density. The applicant intends to use the structure for personal vehicle storage and hobby related activities.

The proposed structure is a 30 foot by 60 foot metal building. It exceeds what can be approved administratively and does not fully match the architectural materials of the primary residence. For those reasons, the request requires review through the Special Use Permit process.

The property is larger than a typical residential lot, measuring approximately 200 feet along Oak Street and approximately 150 feet along East 6th Avenue, for a total of approximately 30,000 square feet. The submitted site plan places the structure in the southeast portion of the lot, behind the front line of the existing home along Oak Street.

Under the current zoning regulations, the applicant could still construct an accessory structure without a Special Use Permit if it complies with the applicable zoning and building permit requirements. A structure up to 1,200 square feet may be reviewed administratively. A structure up to 1,500 square feet may also be reviewed administratively if it meets the additional location and material requirements, including being located at least 60 feet from the front property line and matching the visible building materials of the principal structure. Larger structures require Special Use Permit review.

Denial of this request would not prevent an accessory structure from being built on the property. It would only prevent the 1,800 square foot structure as proposed.

The applicant previously filed a similar Special Use Permit request in 2025. The Planning Commission voted 3-2 to recommend denial, and the City Commission voted 4-1 to affirm that recommendation. The current request is substantially similar in size, use, location, and general building concept.

At the May 28, 2026 Planning Commission meeting, discussion focused on the size of the structure, the metal building appearance, whether the building should match the house, whether the request was materially different from the prior request, and whether a smaller structure could be built without Special Use Permit approval. The Planning Commission voted 4-3 to recommend denial.

Policy Consideration:

This case raises a broader policy question regarding the City's accessory structure regulations. The current regulations provide an administrative path for accessory structures up to a certain size and a Special Use Permit path for larger structures. That means larger accessory structures are not

prohibited outright, but are intended to be reviewed based on site conditions, compatibility, materials, screening, public input, and possible conditions.

If the City Commission is not comfortable approving a larger accessory structure on a lot of this size, where setbacks can be met and conditions can be applied, then the Commission may want to direct staff and the Planning Commission to revisit the accessory structure regulations and make the standards more restrictive or more objective.

Attachments:

1. 720 Oak-Staff Report
2. 5-28-26 Minutes
3. 720 Oak Shop Setbacks & Site Plan
4. Taylor Building
5. 720 Oak St SUP Ord

Funding Source:

Housing: This item relates to how accessory structures fit within established residential neighborhoods and how the City balances private property use with neighborhood compatibility.

Operation Impact:

N/A

Options/Alternatives:

The City Commission may approve the Special Use Permit by overriding the Planning Commission recommendation. This requires a two thirds super majority vote of the full governing body.

The City Commission may deny the Special Use Permit and adopt the Planning Commission recommendation. The applicant could still pursue an accessory structure that complies with the current regulations.

The City Commission may also table the item, return the matter to the Planning Commission, or direct staff and the Planning Commission to review the accessory structure regulations.

Staff Recommendation:

Staff recognize that the request is substantially similar to the prior request denied in 2025. However, staff believe the site specific facts support approval with conditions. The property is unusually large for a residential lot, the structure can be located within the buildable area, the building is proposed behind the front line of the existing home, the use is personal residential accessory use, and no significant traffic, utility, or public service impact is anticipated.

Commission Action:

Recommended Motion to Approve by Overriding the Planning Commission Recommendation:

Commissioner _____ moved to approve Ordinance No. G-____, granting a Special Use Permit to Gary Taylor to allow a 1,800 square foot detached accessory structure at 720 Oak Street, subject to the conditions stated in the ordinance and staff memo, and to override the Planning Commission recommendation for denial.

Commissioner _____ seconded the motion.

Note: Because the Planning Commission recommended denial, this motion requires a two thirds super majority vote of the full governing body.

Alternative Motion to Deny and Adopt the Planning Commission Recommendation:

Commissioner _____ moved to deny Ordinance No. G-____ and adopt the Planning Commission recommendation to deny Case No. 26-01-SUP, Gary Taylor's request for a Special Use Permit to allow a 1,800 square foot detached accessory structure at 720 Oak Street.

Commissioner _____ seconded the motion.

PLANNING COMMISSION MEMORANDUM

TO: Planning Commission

FROM: Scott Rickard, Engineering Director

RE: Case No. 26 01 SUP, Accessory Structure at 720 Oak Street

REQUEST SUMMARY

Gary Taylor has requested a Special Use Permit to construct a 1,800 square foot detached accessory structure at 720 Oak Street. The property is located at the southeast corner of Oak Street and East 6th Avenue and is zoned R 2 Residential, Medium Density. The applicant intends to use the structure for personal vehicle storage and hobby related activities.

The proposed structure is larger than what may be approved administratively under the accessory structure standards. The structure is also proposed as a metal building, which does not fully match the architectural materials of the primary residence. For those reasons, the request requires review through the Special Use Permit process.

PROPERTY AND STRUCTURE DETAILS

The property measures approximately 200 feet along Oak Street and approximately 150 feet along East 6th Avenue, totaling approximately 30,000 square feet. The existing residence was built in 1997 and is a one story ranch style home with approximately 1,150 square feet of main floor living area and a full basement. The home includes an attached garage and has hardboard siding with a composition shingle roof.

The proposed accessory structure is a 30 foot by 60 foot metal building, totaling 1,800 square feet. The submitted building images show a gray and dark colored metal building with overhead doors. The applicant previously stated that the building would use a dark gray and black color scheme similar to the colors of the house.

The structure is proposed near the southeast portion of the lot and is oriented toward East 6th Avenue. The submitted site plan shows a 15 foot setback from East 6th Avenue, an 8 foot setback from the east property line, and a 7 foot setback from the north buildable line. The site plan also shows the structure located behind the front line of the existing home along Oak Street.

Existing mature trees along portions of Oak Street and East 6th Avenue provide natural screening that may reduce the visibility of the structure from the street, cemetery, and surrounding area.

PRIOR APPLICATION AND CITY COMMISSION ACTION

The applicant previously filed a Special Use Permit request in 2025 for a 1,800 square foot detached accessory structure at this same property. At the April 24, 2025 Planning Commission meeting, the Planning Commission voted 3 to 2 to recommend denial of Case No. 25 02 SUP.

The item then proceeded to the City Commission. At the May 19, 2025 City Commission meeting, the City Commission voted 4 to 1 to affirm the Planning Commission's recommendation to deny the Special Use Permit.

Because both the Planning Commission and City Commission acted on the prior request, the current application should be reviewed with that prior action in mind. The main question for the Planning Commission is whether the current request is materially different from the prior application, and whether any change is substantial enough to address the concerns raised during the 2025 review.

Staff's review is that the current proposal is substantially the same as the 2025 request. The applicant is still requesting approval of a 30 foot by 60 foot, 1,800 square foot detached accessory structure on the same property, in generally the same location, for the same stated personal vehicle storage and hobby related use. The structure is still proposed as a metal building, and it remains larger than what can be approved administratively under the accessory structure standards.

The current submittal does not appear to include a substantial change in building size, use, location, or general appearance from the prior application. The site drawing and building concept are generally the same as those previously considered. Therefore, the Planning Commission should consider whether the same concerns from the 2025 hearing remain, including the size of the structure, the appearance of the building, the amount of tree screening, visibility from the cemetery and surrounding area, and whether any approval conditions would adequately address impacts both now and under future ownership.

ZONING COMPLIANCE

Accessory structures in residential districts are regulated under Article 6 of the El Dorado Zoning Regulations. The regulations allow detached garages and other accessory structures, but they limit size, placement, height, and relationship to the principal structure. Accessory structures may be allowed up to 1,200 square feet under the baseline standard, and up to 1,500 square feet when additional placement and material requirements are met. Larger accessory structures may be allowed by Special Use Permit.

In this case, the proposed structure:

- Exceeds the 1,200 square foot baseline allowance.
- Exceeds the 1,500 square foot conditional allowance.
- Is proposed as a metal building.
- Requires review through the Special Use Permit process.

The submitted site plan appears to meet the applicable setback requirements for the proposed location. Final setback compliance will still need to be confirmed as part of the building permit review.

SPECIAL USE PERMIT REVIEW

The following review addresses the applicable Special Use Permit standards.

A. Location and Size of Proposed Use in Relation to the Site and Adjacent Properties

The proposed 1,800 square foot accessory structure is larger than a typical residential accessory building. However, the subject property is also larger than a typical residential lot. The proposed structure would be located in the southeast portion of the property, behind the front line of the home along Oak Street.

The size of the building remains the primary issue. A 1,200 square foot structure could be permitted administratively if it met the applicable code requirements. The request before the Planning Commission is for an additional 600 square feet beyond that baseline allowance.

B. Accessibility to Municipal Services, Traffic Flow, and Parking

The property is located within an established residential area and is accessible to police, fire, refuse collection, and other municipal services. The proposed accessory structure is intended for personal residential use and is not expected to generate additional traffic beyond normal residential activity.

Access is proposed from East 6th Avenue. Any driveway, approach, curb cut, or access modification would be reviewed through the normal City permit process.

C. Utility and Service Availability

The lot is already served by municipal and private utilities typical of residential development. The proposed accessory structure is not expected to require major utility extensions or public infrastructure improvements.

D. Structure Design, Height, and Relation to Adjoining Properties

The proposed building is a one story metal accessory structure with 12 foot side walls. The building does not match the hardboard siding and composition roof of the primary residence, although the applicant has indicated the building colors would be similar to the colors of the home.

The material and appearance of the building remain part of the Planning Commission's review. The structure is located on a large corner lot and is proposed behind the front line of the home, but it is also near the cemetery area and would rely in part on existing tree cover to reduce visibility.

E. Yard and Open Space Requirements

The submitted site plan shows the proposed structure meeting the applicable yard requirements, including the 15 foot setback from East 6th Avenue, the 8 foot setback from the east property line, and the 7 foot setback from the north buildable line.

The lot will retain substantial open space after construction of the accessory building.

F. Compatibility with Adjacent Properties and Community Welfare

The proposed use is residential in nature and is intended for personal vehicle storage and hobby related activity. It does not introduce a commercial, industrial, or multi family use onto the property.

The Planning Commission should consider whether the structure's size, material, location, and reliance on existing tree screening are compatible with the surrounding area. The Commission should also consider whether the current application provides any substantial change from the prior request that was recommended for denial by the Planning Commission and affirmed for denial by the City Commission.

POSSIBLE CONDITIONS FOR CONSIDERATION

If the Planning Commission recommends approval, staff recommends that the following conditions be considered:

1. The Special Use Permit shall be limited to one detached accessory structure, 30 feet by 60 feet, totaling 1,800 square feet, substantially consistent with the submitted site plan and building images.
2. The structure shall be used only for personal residential accessory use. No commercial, industrial, rental, or separate dwelling use shall be permitted.
3. The structure shall maintain the setbacks shown on the submitted site plan, subject to final verification during building permit review.
4. The building exterior shall use neutral colors generally consistent with the submitted building images and the colors of the primary residence. Existing tree cover along Oak Street and East 6th Avenue shall be retained where practical to help screen the structure.

The Planning Commission may also consider any additional conditions offered by the applicant or discussed during the public hearing that would address compatibility, screening, tree preservation, visibility from the cemetery, driveway location, building appearance, or future use of the structure.

STAFF RECOMMENDATION

Staff recognizes that the current request is substantially the same as the 2025 request previously considered by the Planning Commission and City Commission. The size, use, location, and general building concept do not appear to have materially changed. The prior Planning Commission discussion remains relevant, particularly the concerns related to the size of the structure, building appearance, tree screening, visibility from the cemetery and surrounding area, and future ownership. The City Commission later voted 4 to 1 at the May 19, 2025 meeting to affirm the Planning Commission's recommendation to deny the prior request.

At the same time, the Special Use Permit process allows the Planning Commission to consider site specific information, public input, and possible conditions of approval. Staff hopes the applicant can bring additional information to the public hearing that directly

addresses the concerns raised during the previous review. This could include additional information on building materials and colors, tree preservation, screening from the cemetery and surrounding properties, driveway location, visibility of the structure, and any proposed conditions that would limit or reduce potential impacts.

If the Planning Commission finds that the applicant has provided new or additional information sufficient to address the prior concerns, the Commission may recommend approval with conditions. If the Planning Commission finds that the current application remains substantially the same as the prior request and that the previous concerns have not been adequately addressed, staff recommends denial of Case No. 26 01 SUP.

MOTION OPTIONS

Approval Motion:

I move to recommend approval of Case No. 26 01 SUP, Gary Taylor's request for a Special Use Permit to allow a 1,800 square foot detached accessory structure at 720 Oak Street, subject to the conditions listed in the staff report and any additional conditions stated into the record, and for the reasons stated in the staff report and heard at this public hearing.

Denial Motion:

I move to recommend denial of Case No. 26 01 SUP, Gary Taylor's request for a Special Use Permit to allow a 1,800 square foot detached accessory structure at 720 Oak Street, finding that the current application is not substantially different from the prior request that was recommended for denial by the Planning Commission and affirmed for denial by the City Commission, and for the reasons stated in the staff report and heard at this public hearing.

EL DORADO

K A N S A S

PLANNING COMMISSION MINUTES

May 28, 2026

5:30 p.m.

1. CALL TO ORDER & ROLL CALL

Chairman Letts called the meeting to order at 5:30 pm.

Members Present

Steve Fellers
Debra LaForge
Scott Leason
Austin Letts
Brad Long
Brian Martin
Norm Wilks

Staff Present

Scott Rickard

Others Present

Danica Dickson	Amanda McGee
Gary & Larri Taylor	Nathan Stevenson
Steve Shearburn	Kent Burk
Raymond Gomez	Jaime, Jesse, & Brenda LeMaster
Roxanne Limon	Bessie Serbenz
Ravin LeeYoung	Lisa Rush

2. APPROVAL OF MINUTES 4/23/26

3. NEW BUSINESS

ITEM NO. 1 – CASE NO. 26-02-REZ: PUBLIC HEARING TO CONSIDER REZONING 118 & 122 N TAYLOR FROM C-1 GENERAL BUSINESS DISTRICT TO R-3 MULTIPLE FAMILY DWELLING DISTRICT AND 126, 128, 134 N TAYLOR AND 423 W 1ST FROM R-1 RESIDENTIAL LOW-DENSITY DWELLING DISTRICT TO R-3 MULTIPLE FAMILY DWELLING DISTRICT.

A. Presentation of Request

Danica Dickson is requesting a variance to reduce the required setbacks to allow for the construction of a 16x46 single family home with a 12x46 attached carport at 502 N Washington. The property is zoned R-1 Residential Low-Density District. As part of any approval, the

applicant will still be required to remain out of the street setback, public right of way, sight triangle, utility easement, drainage easement, and any other restricted areas associated with Washington Street.

A variance is a modification of the specific zoning regulations granted by the Board of Zoning Appeals when strict enforcement of the regulations would cause undue hardship owing to the unique circumstances of the property. In considering a variance request, the Board should evaluate whether the property has unique conditions, whether the request will adversely affect neighboring property, whether strict application of the code creates an unnecessary hardship, whether the request is consistent with the spirit and intent of the zoning regulations, and whether public health, safety, and general welfare will be protected.

The R-1 district is intended to provide for low density residential development, including uses that reinforce residential neighborhoods. The proposed use is a single-family dwelling, which is consistent with the residential zoning of the property.

Setback Requirements for 502 N Washington:

- Front Yard: 15 feet
- Side Yard: 5 feet
- Rear Yard: 25 feet

Proposed Variance Request:

- Front Yard: 10 feet
- Side Yard: 4.5 feet
- Rear Yard: 13 feet

Danica Dickson noted that the lot is unusually small and the buildable area would not provide for functional layout of a house and the previous home was close to 750SF.

Commissioner Fellers inquired if she would be building a new home. Ms. Dickson stated she plans to build a 16x46, 2-bedroom, 1 bath home with a carport.

Commissioner Martin inquired about the carport. Ms. Dickson noted the carport would be attached to the home and the last 10 feet would be covered living area with storage.

Commissioner Letts questioned the distance from the front of house to the street. Mr. Rickard noted it would be 27.5 feet from the back of the curb to the front of the home and looking at the character of the block, there are other homes the same distance or closer to the street.

Commissioner Long inquired if there is a home closer than the proposed. Ms. Dickson stated the house at the end of the block is closer. Mr. Rickard noted that home is close to 5 or 6 feet from property line.

Commissioner Long inquired if there are other lots this size. Mr. Rickard noted how the regulations have changed to accommodate the older neighborhoods to make the infill lots usable spaces and a 5-foot minimum side yard will meet the fire code requirement of 10 foot separation between structures.

Commissioner Long inquired if fences are included. Mr. Rickard stated it does not.

Commissioner Long inquired on the vacant lot to the north. Ms. Dickson stated that she does not own that lot and the owner has no intention of building on that lot, but they have signed a sewer access agreement.

Commissioner Martin inquired if the sewer easement was acquired. Ms. Dickson stated it is a sewer line access agreement. Mr. Rickard explained the agreement is to provide her private sewer access to the City main. Commissioner Martin inquired what will happen with that agreement if she sells the property or the sewer fails. Mr. Rickard commented he hasn't seen the official document to answer. Mr. Rickard noted that before a building permit is issued the City will verify that the agreement was filed on the deed.

B. Public Hearing

Commissioner Letts opened the public hearing. No one was present to speak; the public hearing was closed.

C. Discussion by Planning Commission

Commissioner LaForge inquired if the sewer access agreement needs to be added as a condition before approval is made. Mr. Rickard noted it does not and that it is part of the standard building permit. Commissioner Fellers noted that it is a unique property and Ms. Dickson has done her work and spoken with the neighbors. Commissioner Wilks stated it is a good use of the property. Commissioner Leason commented that any new construction is a win.

D. Motion

Commissioner Leason moved to approve the setback variance request for 502 N Washington to allow construction of a 16x46 single family home with a 12x46 attached carport, with a minimum front yard setback of 10 feet, minimum side yard setback of 4.5 feet, and minimum rear yard setback of 13 feet, subject to the conditions listed in the staff report, for the reasons listed in the staff report and heard at the public hearing, seconded by Commissioner LaForge.

ROLL CALL VOTE

Commissioner Fellers	Y
Commissioner LaForge	Y
Commissioner Leason	Y
Commissioner Letts	Y
Commissioner Long	Y
Commissioner Martin	Y
Commissioner Wilks	Y

Motion passed 7-0

ITEM NO. 2 – CASE NO. 26-01-SUP: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST FOR A SPECIAL USE PERMIT TO ALLOW AN ACCESSORY STRUCTURE AT 720 OAK STREET

A. Presentation of Request

Gary Taylor has requested a Special Use Permit to construct a 1,800 square foot detached accessory structure at 720 Oak Street. The property is located at the southeast corner of Oak Street and East 6th Avenue and is zoned R 2 Residential, Medium Density. The applicant intends to use the structure for personal vehicle storage and hobby related activities.

The proposed structure is larger than what may be approved administratively under the accessory structure standards. The structure is also proposed as a metal building, which does not fully match the architectural materials of the primary residence. For those reasons, the request requires review through the Special Use Permit process.

The property measures approximately 200 feet along Oak Street and approximately 150 feet along East 6th Avenue, totaling approximately 30,000 square feet. The existing residence was

built in 1997 and is a one-story ranch style home with approximately 1,150 square feet of main floor living area and a full basement. The home includes an attached garage and has hardboard siding with a composition shingle roof.

The proposed accessory structure is a 30 foot by 60-foot metal building, totaling 1,800 square feet. The submitted building images show a gray and dark colored metal building with overhead doors. The applicant previously stated that the building would use a dark gray and black color scheme similar to the colors of the house.

The structure is proposed near the southeast portion of the lot and is oriented toward East 6th Avenue. The submitted site plan shows a 15-foot setback from East 6th Avenue, an 8-foot setback from the east property line, and a 7-foot setback from the north buildable line. The site plan also shows the structure located behind the front line of the existing home along Oak Street.

Existing mature trees along portions of Oak Street and East 6th Avenue provide natural screening that may reduce the visibility of the structure from the street, cemetery, and surrounding area.

PRIOR APPLICATION AND CITY COMMISSION ACTION

The applicant previously filed a Special Use Permit request in 2025 for a 1,800 square foot detached accessory structure at this same property. At the April 24, 2025, Planning Commission meeting, the Planning Commission voted 3 to 2 to recommend denial of Case No. 25 02 SUP.

The item then proceeded to the City Commission. At the May 19, 2025, City Commission meeting, the City Commission voted 4 to 1 to affirm the Planning Commission's recommendation to deny the Special Use Permit.

Because both the Planning Commission and City Commission acted on the prior request, the current application should be reviewed with that prior action in mind. The main question for the Planning Commission is whether the current request is materially different from the prior application, and whether any change is substantial enough to address the concerns raised during the 2025 review.

Staff's review is that the current proposal is substantially the same as the 2025 request. The applicant is still requesting approval of a 30 foot by 60-foot, 1,800 square foot detached accessory structure on the same property, in generally the same location, for the same stated personal vehicle storage and hobby related use. The structure is still proposed as a metal building, and it remains larger than what can be approved administratively under the accessory structure standards.

The current submittal does not appear to include a substantial change in building size, use, location, or general appearance from the prior application. The site drawing and building concept are generally the same as those previously considered. Therefore, the Planning Commission should consider whether the same concerns from the 2025 hearing remain, including the size of the structure, the appearance of the building, the amount of tree screening, visibility from the cemetery and surrounding area, and whether any approval conditions would adequately address impacts both now and under future ownership.

Gary Taylor commented that he could build a 20x60 building without a special use permit, but he believes it would look like a trailer and a 30x60 would look better on his 200x147 sized lot.

Commissioner Letts inquired what the fire code distance from an accessory structure to the house is. Mr. Rickard stated it is 10 feet.

Commissioner Martin inquired if he would be able to build with the Evergy powerlines in the area. Mr. Taylor stated he could.

Commissioner Long inquired what the difference of this application is from the denied request of last year. Mr. Taylor stated his wife had been in the hospital, so he paused the request for a bit, but he was confused and felt like he was asking for permission to build there when he knew he was able to build, he just wanted to add 10 feet to the building.

Commissioner Martin inquired if multiple 20x60 buildings could be built on a lot. Mr. Rickard stated one accessory structure per lot.

Commissioner Letts confirmed that a 20x60 building wouldn't store everything he wanted. Mr. Taylor stated it would not and it would look like a trailer house.

Commissioner Leason commented that the Commission just finished guidelines for larger accessory structures when this case was first heard and one of the requirements was for the building to match the existing house and inquired if Mr. Taylor's building would match his home. Mr. Taylor stated it would be the color grey like his house.

Commissioner Long noted that the building would have 12-foot sidewalls and inquired about the peak and if it would be higher than house. Mr. Taylor stated it would not be higher than his house and it would be a 3/12 roof pitch with 14-gauge metal. Commissioner Long inquired about the regulations of height of building compared to the house. Commissioner LaForge inquired if this building would fit. Commissioner Letts confirmed the building couldn't be built higher than the roof of his house. Mr. Rickard stated that is correct. Commissioner Martin stated that would be the requirement for any building, not just one this size.

Mr. Rickard noted that a 1,200SF building could be built by right and up to 1,500SF if it matches the house with similar siding and is setback further and the proposed building is 1,800SF and does not match siding material.

Commissioner Long inquired if the reason the request was denied last time was because it didn't match the house and was oversized. Mr. Taylor stated no, it was because of the trees. Commissioner Leason noted it was also because he was not willing to match the house. Commissioner LaForge recalled part of the denial was due to the cemetery. Mr. Taylor stated the cemetery would look better with the trees.

Commissioner Letts stated it was also because the structure was too big and too far pass the regulations. Commissioner Fellers inquired if there would be any gating or screening. Mr. Taylor stated there would not be and he would set the building back 15 feet instead of 10 feet to accommodate utilities.

Commissioner Long inquired about the trees. Mr. Taylor noted he had removed the trees that were in the location of his building and that Evergy would like all it if all the trees were taken out.

Commissioner Martin noted that the only difference is the extra 10 feet. Mr. Taylor stated yes, that is correct and there is industrial railroad use behind his property, and it is secluded area and would not affect any neighbors. Commissioner LaForge noted that just because he doesn't have neighbors, they do have to consider others when they want to build. Commissioner Letts inquired what happens when he no longer owns the property. Mr. Taylor stated that anything he builds there will be the same and it is how nice we want it to look.

Commissioner LaForge inquired if before construction that the roof pitch would be reviewed. Commissioner Letts asked if a special condition would need added to the motion. Mr. Rickard stated that they could and to include that it cannot exceed the height of the house. Commissioner Martin noted that is already city code. Mr. Rickard stated that it is a good idea to put any concerns that have been brought in the motion to make things clearer. Commissioner LaForge inquired where the building plans are brought to. Mr. Rickard stated to the Building Official. Commissioner Letts inquired if the building plans could be denied. Mr. Rickard stated that it could or if it doesn't, pass any conditions that are potentially placed.

Commissioner Martin noted the only difference is the request extra feet and the permitting process is the same. Mr. Rickard stated that is correct.

Commissioner Long inquired if last time the application was denied because it was oversized. Mr. Taylor stated no, it was due to the trees.

Commissioner Leason noted that it wasn't just about the trees, it was also about the size and construction material. Commissioner Fellers confirmed Commissioner Leason's statement. Commissioner Leason commented that moving the structure back 5 feet and not matching the house and the regulations had just changed before receiving the first application. Mr. Taylor stated he doesn't have to match the house if he builds a 1,200SF building. Commissioner LaForge recalled he needed the larger size to store all his things and inquired if the 20x60 would not hold everything. Mr. Taylor stated he could, but it would not look very good.

Mr. Rickard noted that the only time visuals get involved with the materials of the construction is when the structure exceeds 1,200SF. A 1,500SF building could be approved if the façade matched the home and met the required setbacks without a special use permit. Commissioner Long inquired if Mr. Taylor is insistent that the building needs to be 60ft long and if he could widen the structure instead of adding length. Mr. Taylor stated yes that is what he would like to have and his lot has enough room for it. Mr. Rickard commented that there are not very many 200x150 lots in town and not very many lots that have enough room for a 1,200SF structure. Commissioner Long stated that he is not opposed to the metal building, just the size. Commissioner Martin noted there is a larger structure off Third Avenue. Commissioner LaForge stated there is also a building off 12th Avenue.

B. Public Hearing

Commissioner Letts opened the public hearing.

Raymond Gomez stated that Mr. Taylor does everything right and it will be a nice place, it will be much nicer than others he has seen. He doesn't think he should be denied in building on his property, others have been built that don't match the home

Commissioner Long commented that they must be consistent within the city.

Roxanne Limon commented that she is not speaking for or against the building, but others in her neighborhood have built huge metal buildings in a residential neighborhood. They didn't try to find storage units but build big metal buildings in residential area is it still residential maybe allow them if they are located at the parameter of the city but not in middle of a neighborhood.

Kent Burk stated there are other metal building in residential areas and there would be no problem where Mr. Taylor is wanting to build his, he won't trash the neighborhood and will keep it nice.

C. Discussion by Planning Commission

Commissioner Leason commented that the other giant metal buildings that were constructed all said that they wouldn't be noticed and they are noticeable and they don't match the houses and that's why the regulations were made and they don't need to be this big.

Commissioner Fellers inquired with Commissioner Leason about the regulation discussions.

Commissioner Leason stated they discussed how the building couldn't go above a certain size, couldn't be larger than the house and the façade construction material should match the house.

Commissioner Martin noted that the building could be reduced by 10 feet and could be built without special use.

Commissioner Leason stated when they started discussions, they didn't want metal buildings that look bigger than houses and he has spoken out against all of them.

Commissioner Martin commented he would rather see a large building than a house that needs torn down.

Commissioner Fellers stated there is a difference between a large outbuilding and a barndominium, people live there and it is not used for storage.

Commissioner Martin inquired what the difference of what is on the inside, is it livable or storage when the building is still the same.

Commissioner LaForge inquired if there is a problem with matching building to the house.

Commissioner Letts stated he noted the sides will be the same color of the house.

Mr. Rickard stated the only thing about matching gives an allowance by right to 1,500SF if they matched home, and it was not restricted to file for a SUP for a larger building.

Commissioner Letts confirmed if the request was for a 30x50 and it matched the home; it would be allowed. Mr. Rickard stated that was correct.

Commissioner Martin noted that he could reside his roof and house with metal and then it would match the building.

Commissioner Martin inquired if the building could be used as a mother-in-law suite.

Mr. Rickard confirmed it could, the regulations were just changed.

Commissioner Fellers commented that was his remark that it would be lived in and would be different.

Mr. Rickard noted there is a square footage requirement for an accessory dwelling in an accessory building.

Commissioner Wilks believes it is smaller than 30x60.

Commissioner LaForge commented that what stands out to her is the information is not any different than last time.

Mr. Rickard stated the difference is being able to present his request.

Commissioner Martin noted that the building was moved back 5 feet.

Mr. Rickard stated that the renderings presented are new.

D. Motion

Commissioner Leason moved to recommend denial of Case No. 26-01 SUP, Gary Taylor's request for a Special Use Permit to allow a 1,800 square foot detached accessory structure at 720 Oak Street, finding that the current application is not substantially different from the prior request that was recommended for denial by the Planning Commission and affirmed for denial by the City Commission, and for the reasons stated in the staff report and heard at this public hearing, seconded by Commissioner Long. A Yes vote is to deny a No vote is to approve.

ROLL CALL VOTE

Commissioner Fellers	Y
Commissioner LaForge	N
Commissioner Leason	Y
Commissioner Letts	N
Commissioner Long	Y
Commissioner Martin	N
Commissioner Wilks	Y

Denial Motion passed 4-3

4. **OLD BUSINESS**

5. **STAFF ITEMS - Chairman and Vice Chairman Election**

Commissioner Wilks nominated Commissioner Letts as Chairman, seconded by Commissioner Fellers.

Commissioner Fellers nominated Commissioner Leason as Vice Chairman, seconded by Commissioner Long.

Next Meeting - 6/25/26-SUP-Cell Tower 1590 SW Boyer Rd

Mr. Rickard gave an update on the Emerging Industries Zoning Regulations item which will be heard by the City Commission on June 1st.

6. **ADJOURNMENT**

The meeting was adjourned at 6:26 pm.

720 Oak St

Lot Zoned R-2
Platted Prior to 1951

Property Line

Match Front House

Oak St

Buildable Area

30x60

200

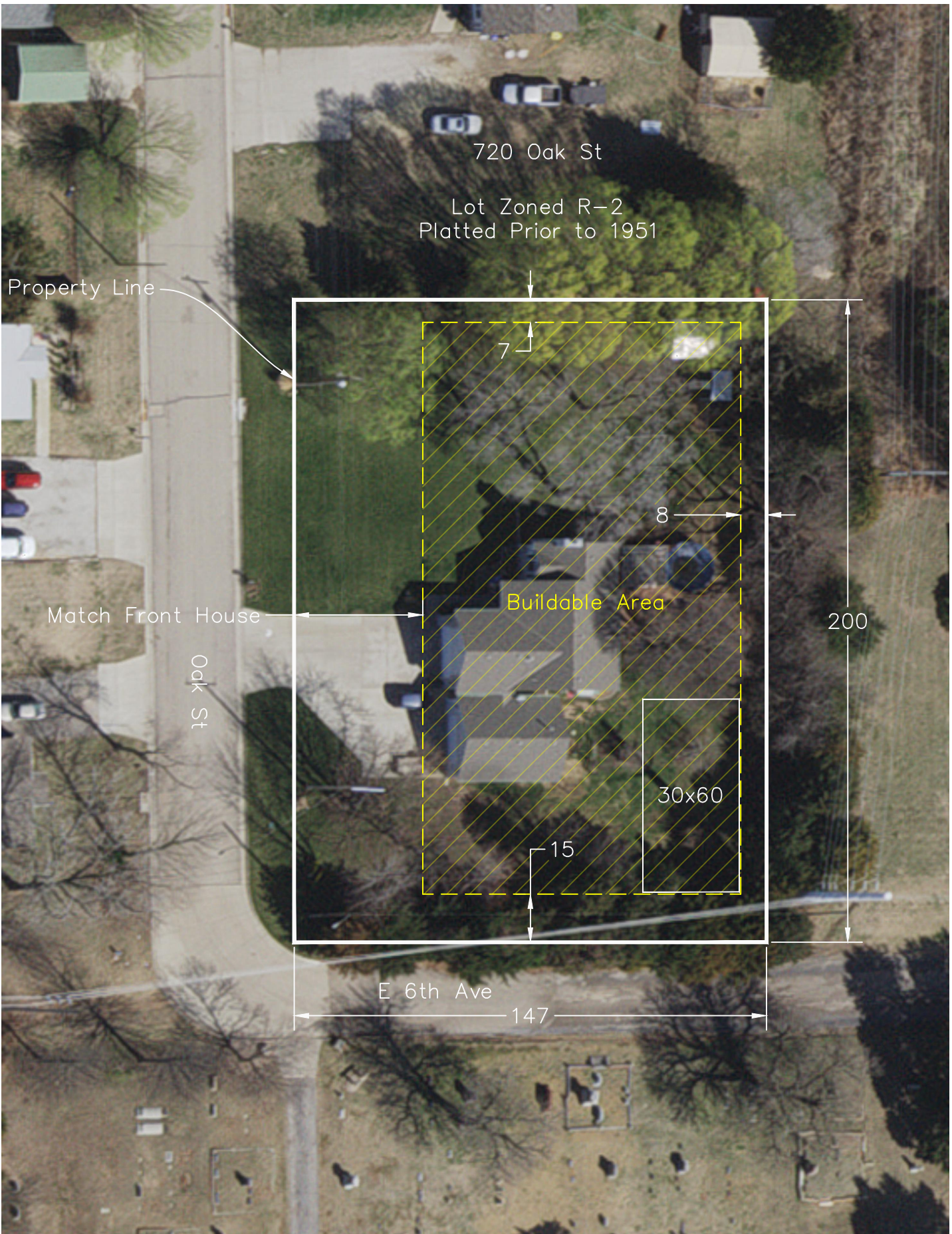
E 6th Ave

147

7

8

15





Perspective View



Front



Left Side



Right Side



Back

ORDINANCE NO. G-_____

WHEREAS an application has been filed with the El Dorado Planning Commission requesting a Special Use Permit to allow a 1,800-square-foot accessory structure on the property located at 720 N. Oak Street.

WHEREAS, on May 28, 2026, at a duly convened Planning Commission meeting, the Planning Commission held a public hearing and voted to deny the request 4-3, and the Governing Body hereby grants the Special Use Permit by a super-majority vote.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF EL DORADO, KANSAS:

Section 1. The Special Use Permit is hereby granted to Gary Taylor to allow an 1,800 S.F. accessory structure in an R-2 Residential Medium Density District at 720 N Oak Street with the following conditions:

- a. The structure shall maintain a minimum 15-foot setback from 6th Avenue.
- b. The structure shall use neutral-colored metal siding and roofing matching the principal structures' siding and roof colors, and all exterior finishes shall be kept in reasonable condition to ensure visual compatibility with the residential neighborhood.

Section 2. This ordinance shall be in full force and effect after its publication once in the official city newspaper.

PASSED by the Governing Body of the City of El Dorado, Kansas, on this 15th day of June 2026.

Bill Young, Mayor

ATTEST:

Emerald Veatch, City Clerk

EL DORADO

KANSAS

TO: City Commission
FROM: Scott Rickard
SUBJ: Consideration of the approval of Project No. 640 - Off Street Parking improvements at 308 and 318 West Central
DATE: June 15, 2026

Summary:

The City Commission previously authorized Project #640 for off-street parking improvements at 308 and 318 W Central Ave. The project provides a small off-street parking area to address access concerns while preserving the existing Central Avenue street section.

Bids were received on May 7, 2026. The low bid from FYG Construction was \$33,081.00, which was above the original engineer's estimate. The benefiting property owners have signed a revised petition reflecting the updated project cost and cost split. The revised resolution repeals and replaces the prior authorization.

Attachments:

1. Proj 640 Bid Tab
2. Signed Revised Petition
3. PROJ AUTH - PROJECT # 640 OFF-STREET PARKING IMPROVEMENTS

Funding Source:

Infrastructure. Downtown. Economic Development.

Operation Impact:

The revised estimated project cost is \$33,081.09. Approximately \$13,413.91, or 41 percent, will be assessed to the improvement district. Approximately \$19,667.18, or 59 percent, will be paid by the City at large.

Options/Alternatives:

1. Accept the revised petition, adopt the revised resolution, and award the bid.
2. Reject the bids and rebid the project.
3. Decline to proceed or direct staff to revise the project.

Staff Recommendation:

Staff recommend accepting the revised petition, adopting the revised authorizing resolution, and awarding the bid to FYG Construction in the amount of \$33,081.00.

Commission Action:

Commissioner _____ moved to accept the revised petition for off-street parking improvements benefitting 308 and 318 W Central Ave; find the petition sufficient; approve Resolution #____ determining the advisability of the improvements and authorizing Project #640; and direct the City Manager to award the construction contract to FYG Construction in the amount of \$33,081.00, contingent upon receipt and approval of all required contract documents.

Commissioner _____ seconded the motion.

Bid Tab - Project 640

Off Street Parking to serve 308 & 318 W Central Ave.

Item #	Description	Units	QTY	Engineers Estimate		FYG Construction		Pearson Construction		PSE Contractors	
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	2'-6 Type 1 Curb & Gutter (Modified 7" Tall)	LF	124	\$ 36.00	\$ 4,464.00	\$ 52.81	\$ 6,548.00	\$ 40.00	\$ 4,960.00	\$ 65.00	\$ 8,060.00
2	2'-6" Type 2 Curb & Gutter	LF	113	\$ 30.00	\$ 3,390.00	\$ 44.00	\$ 4,972.00	\$ 37.00	\$ 4,181.00	\$ 49.00	\$ 5,537.00
3	6" Reinforced Concrete	SY	89.2	\$ 90.00	\$ 8,028.00	\$ 89.01	\$ 7,940.00	\$ 100.00	\$ 8,920.00	\$ 135.00	\$ 12,042.00
4	4" Concrete	SY	18.6	\$ 65.00	\$ 1,209.00	\$ 84.46	\$ 1,571.00	\$ 93.00	\$ 1,729.80	\$ 135.00	\$ 2,511.00
5	Removal of Existing Concrete and Excavation	LS	1	\$ 6,500.00	\$ 6,500.00	\$ 9,850.00	\$ 9,850.00	\$ 17,750.00	\$ 17,750.00	\$ 15,000.00	\$ 15,000.00
6	Traffic Control	LS	1	\$ 2,000.00	\$ 2,000.00	\$ 2,200.00	\$ 2,200.00	\$ 4,000.00	\$ 4,000.00	\$ 5,000.00	\$ 5,000.00

TOTAL				\$ 25,591.00		\$ 33,081.00		\$ 41,540.80		\$ 48,150.00
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PETITION
(Off-Street Parking Improvements 308 & 318 W Central Ave)

TO: The Mayor and City Commission (the “Governing Body”)
El Dorado, Kansas

1. The undersigned, being the owners of record of the area liable for assessment for the hereinafter described proposed improvement of the City of El Dorado, Kansas (the “City”), do hereby request that said improvement be made in the manner provided by K.S.A. 12-6a01 *et seq.* (the “Act”).

(a) The improvement proposed to be made is as follows (the “Improvements”):

Concrete parking improvements, to serve the area described as the Improvement District, all in accordance with City standards and plans and specifications prepared or approved by the City Engineer.

(b) The estimated or probable cost of the proposed Improvements is: \$33,081.09; said estimated cost to be increased at the pro rata rate of 1 percent per month from and after the date of adoption of a resolution authorizing the Improvements.

(c) The extent of the improvement district (the “Improvement District”) to be assessed for the costs of the proposed Improvements is:

308 W Central Ave – The West half (W/2) of Lot Numbered Forty-Three (43) and all of Lot Numbered Forty-Four (44) and beginning at the Southwest corner of the East Half (E/2) of said Lot Forty-Three (43), thence North 120 feet, thence East 0.57 feet, thence South to a point that is 1.32 feet East of the point of beginning, thence West 1.32 feet to the point of beginning, all on Central Avenue, in E.L. Lower’s Addition to the Town, now City of El Dorado, Butler County, Kansas.

318 W Central Ave – Lots 45 and 46 on Central Avenue in E.L. Lower’s Addition to the Town, now City of El Dorado, Butler County, Kansas.

(d) The method of assessment is: Per Property

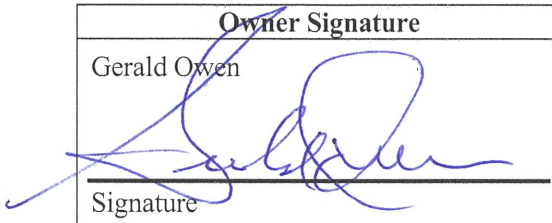
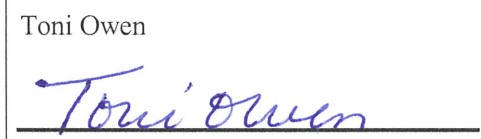
(e) The apportionment of the cost of the Improvements between the Improvement District and the City-at-large is: approximately \$13,413.91 (or 41%) of the final project costs to be assessed against the Improvement District and approximately \$19,667.18 (or 59%) of the final project costs to be paid by the City-at-large. The City-at-large shall be responsible for the removal and replacement of the existing curb along Central Avenue as well as the removal of existing concrete and soil within the proposed off-street parking area. In addition, the City-at-large will assume responsibility for one-half (½) of the cost associated with the curb installation in the proposed off-street parking area as well as the relocation of all water meters outside the proposed parking area.

In the event all or part of the lots or parcels in the proposed Improvement District are replatted before assessments have been levied, the assessments against the replatted area shall be recalculated on the basis of the method of assessment set forth herein. Where the ownership of a single lot is or may be divided into two or more parcels, the assessment to the lot so divided shall be assessed to each ownership or parcel on a square foot basis.

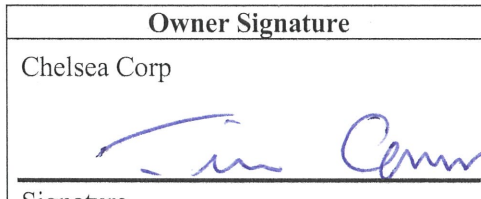
2. It is further requested that the proposed Improvements be made without notice and hearing as required by the Act.

3. Names may not be withdrawn from this Petition by the signers hereof after the Governing Body commences consideration of this Petition, or, later than seven (7) days after the filing hereof, whichever occurs first.

308 W Central Ave

Owner Signature	Dated	Owner Address
Gerald Owen  Signature	5/27/26	308 W Central Ave El Dorado, KS 67042
Toni Owen  Signature	5-27-26	

318 W Central Ave

Owner Signature	Dated	Owner Address
Chelsea Corp  Signature	5/27/26	318 W Central Ave El Dorado, KS 67042
<u>TIM CONNELL</u> Printed Name		

THIS PETITION was filed in my office on _____; and was examined, considered and found sufficient by the Governing Body on _____.

City Clerk

**EXCERPT OF MINUTES OF A MEETING
OF THE GOVERNING BODY OF
THE CITY OF EL DORADO, KANSAS
HELD ON JUNE 15, 2026**

The governing body met in regular session at the usual meeting place in the City, at 5:30 P.M., the following members being present and participating, to-wit:

Absent:

The Mayor declared that a quorum was present and called the meeting to order.

* * * * *

(Other Proceedings)

Thereupon, and among other business, there was presented to the governing body a Petition which has been filed in the Office of the City Clerk requesting the making of certain internal improvements in the City pursuant to the authority of K.S.A. 12-6a01 *et seq.*

Thereupon, there was presented a Resolution entitled:

A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF EL DORADO, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AND AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (PARKING IMPROVEMENTS / PROJECT 640).

Thereupon, Commissioner _____ moved that said Resolution be adopted. The motion was seconded by Commissioner _____. Said Resolution was duly read and considered, and upon being put, the motion for the adoption of said Resolution was carried by the vote of the governing body, the vote being as follows:

Aye:

Nay:

Thereupon, the Mayor declared said Resolution duly adopted and the Resolution was then duly numbered Resolution No. ____ and was signed by the Mayor and attested by the City Clerk; and the City Clerk was further directed to cause the publication of the Resolution one time in the official City newspaper and to record the Resolution in the Office of the Register of Deeds of Butler County, Kansas, all as required by law.

* * * * *

On motion duly made, seconded and carried, the meeting thereupon adjourned.

CERTIFICATE

I hereby certify that the foregoing Excerpt of Minutes is a true and correct excerpt of the proceedings of the governing body of the City of El Dorado, Kansas, held on the date stated therein, and that the official minutes of such proceedings are on file in my office.

(SEAL)

City Clerk

NOTE: To be recorded with the Register of Deeds of Butler County, Kansas

(Published in the *Butler County Times-Gazette* on June 20, 2026)

RESOLUTION NO. ____

A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF EL DORADO, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AND AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (PARKING IMPROVEMENTS / PROJECT 640).

WHEREAS, the City of El Dorado, Kansas (the “City”) has previously adopted Resolution No. 3041 (the “Prior Resolution”) creating an improvement district (the “Improvement District”) pursuant to K.S.A. 12-6a01 *et seq.*, (the “Act”); and

WHEREAS, the City has received a revised petition (the “Petition”) requesting the construction of the proposed improvements and revising the legal description of the proposed improvement district; and

WHEREAS, the Petition sets forth: (a) the general nature of the proposed improvements; (b) the estimated or probable cost of the proposed improvements; (c) the extent of the proposed improvement district to be assessed for the cost of the proposed improvements; (d) the proposed method of assessment; (e) the proposed apportionment of the cost between the improvement district and the City-at-large; and (f) a request that such improvements be made without notice and hearing as required by Act. and

WHEREAS, the governing body of the City hereby finds and determines that the Petition was signed by the owners of record of more than one-half of the area liable for assessment for the proposed improvements, and is therefore sufficient in accordance with the provisions of the Act and finds it necessary and advisable to repeal and replace the Prior Resolution with the contents hereof.

THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF EL DORADO, KANSAS:

Section 1. Repealer. The Prior Resolution is hereby repealed and superseded with the contents of the this resolution.

Section 2. Findings of Advisability. The governing body hereby finds and determines that:

(a) It is advisable to make the following improvements (the “Improvements”):

Concrete parking improvements to serve the area described as the Improvement District, all in accordance with City standards and plans and specifications prepared or approved by the City Engineer.

(b) The estimated or probable cost of the proposed Improvements is: \$33,081.09; said estimated cost to be increased at the pro rata rate of 1 percent per month from and after the date of adoption of this Resolution.

(c) The extent of the improvement district (the “Improvement District”) to be assessed for the cost of the Improvements is:

308 W Central Ave – The West half (W/2) of Lot Numbered Forty-Three (43) and all of Lot Numbered Forty-Four (44) and beginning at the Southwest corner of the East Half (E/2) of said of Lot Forty-Three (43), thence North 120 feet, thence East 0.57 feet, thence South to a point that is 1.32 feet East of the point of beginning, thence West 1.32 feet to the point of beginning, all on Central Avenue, in E.L. Lower’s Addition to the Town, now City of El Dorado, Butler County, Kansas.

318 W Central Ave – Lots 45 and 46 on Central Avenue in E.L. Lower’s Addition to the Town, now City of El Dorado, Butler County, Kansas.

(d) The method of assessment is equally per parcel. In the event all or part of the lots or parcels in the proposed Improvement District are replatted before assessments have been levied, the assessments against the replatted area shall be recalculated on the basis of the method of assessment set forth herein. Where the ownership of a single lot is or may be divided into two or more parcels, the assessment to the lot so divided shall be assessed to each ownership or parcel on a square foot basis.

(e) The apportionment of the cost of the Improvements between the Improvement District and the City-at-large is: approximately \$13,413.91 (or 41%) of the final project costs to be assessed against the Improvement District and approximately \$19,667.18 (or 59%) of the final project costs to be paid by the City-at-large. The City-at-large shall be responsible for the removal and replacement of the existing curb along Central Avenue as well as the removal of existing concrete and soil within the proposed off-street parking area. In addition, the City-at-large will assume responsibility for one-half (1/2) of the cost associated with the curb installation in the proposed off-street parking area as well as the relocation of all water meters outside the proposed parking area.

Section 3. Authorization of Improvements. The abovesaid Improvements are hereby authorized and ordered to be made in accordance with the findings of the governing body of the City as set forth in **Section 2** of this Resolution.

Section 4. Bond Authority; Reimbursement. The Act provides for the costs of the Improvements, interest on interim financing and associated financing costs to be paid by the issuance of general obligation bonds or special obligation bonds of the City (the “Bonds”). The Bonds may be issued to reimburse expenditures made on or after the date which is 60 days before the date of the Prior Resolution, pursuant to Treasury Regulation 1.150-2.

Section 5. Effective Date. This Resolution shall be effective upon adoption. This Resolution shall be published one time in the official City newspaper, and shall also be filed of record in the office of the Register of Deeds of Butler County, Kansas.

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ADOPTED by the governing body of the City on June 15, 2026.

(SEAL)

By: _____
Name: Bill Young
Title: Mayor

ATTEST:

By: _____
Name: Emerald Veatch
Title: City Clerk

CERTIFICATE

I hereby certify that the above and foregoing is a true and correct copy of the Resolution of the City adopted by the governing body on June 15, 2026, as the same appears of record in my office.

DATED: June 15, 2026.

By: _____
Name: Emerald Veatch
Title: City Clerk