

The El Dorado City Commission met in a regular session on May 18, 2026, at 5:30 p.m. in the Commission Room with the following present: Mayor Bill Young, Commissioner Andrew Tipton, Commissioner Kendra Wilkinson, and City Manager David Dillner. Absent: Commissioner Syndee Scribner and Commissioner Leon Leachman

VISITORS

Tabitha Sharp	Assistant City Manager	El Dorado, KS
Scott Rickard	Director of Engineering	El Dorado, KS
Mike Holton	Police Chief	El Dorado, KS
Christopher Landers	American Rangers	El Dorado, KS
Billy Fanska	Prairie Cross	El Dorado, KS
Amanda McGee		El Dorado, KS
Jeff Klein		El Dorado, KS
Kye Lehr		El Dorado, KS
Matt Hermreck		El Dorado, KS
Olivia Barrier		El Dorado, KS
Sarah Henshaw		El Dorado, KS

CALL TO ORDER

Mayor Bill Young called the May 18, 2026 meeting to order.

INVOCATION

Chaplain Billy Fanska, Prairie Cross, opened the meeting with invocation.

PLEDGE OF ALLEGIANCE

The City Commission led the Pledge of Allegiance.

PROCLAMATIONS AND RECOGNITION

There were no Proclamations.

PERSONAL APPEARANCE

Paige McDaniel of the El Dorado Chamber of Commerce provided a report on the Chamber’s activities over the first quarter.

PUBLIC COMMENT

Mayor Bill Young opened the floor for public comments.

Christophers Landers, 4848 NW Shumway El Dorado, KS 67042, stated that he created the American Rangers program to make people aware of current events happening around El Dorado and Butler County. He expressed concern for the potential of a data center coming to El Dorado because of droughts and the water usage of data centers. He expressed concern for water contamination from data center operations.

Tristan Fellows 7026 SW 50th El Dorado, KS, stated that he has heard about the data centers. He stated that he is against a data center coming to the City of El Dorado.

Sarah Henshaw stated that she is also concerned about emerging industry discussions. She is concerned about lack of information on potential risks and believes that the City should operate with more caution in regard to potential projects. She encouraged Commissioners to further research potential effects from these industries. She asked the Commission to table a decision until more research has been done.

Amanda McGee, 4582 SE Munson Hill Road, El Dorado, KS 67042, stated her concern regarding a task force for data center development. She expressed concern for why El Dorado, Inc is not required to comply with Open Record and Open Meeting requirements. She expressed her concern over water usage and urged for environmental impact studies to be conducted.

Kye Lehr, 511 W. Central Ave El Dorado, KS 67042, stated that from emails received in record requests showcases El Dorado Inc.'s involvement in industry recruitment. He stated that the noise from data centers may have lower or similar decibels to other activities but can be more disruptive because they are continuous.

Matt Hermreck, 323 N. Summitt El Dorado, KS 67042, stated that the task force seeking out companies has not been disclosed and stated his concerns for lack of transparency. He asked for more honesty on projects and activities undertaken by El Dorado Inc. He asked for a public vote on the issue of a data center and questioned the need for another data center. He stated that he has heard from citizens in Pryor, Oklahoma that companies in their region have asked to extend tax incentives.

CONSENT AGENDA

Approval of City Commission Work Session Minutes from April 1, 2026.

Approval of City Commission Work Session Minutes from April 15, 2026.

Approval of City Commission Work Session Minutes from April 29, 2026.

Approval of Appropriation Ordinance 04-26 in the amount of \$1,570,056.36

Commissioner Andrew Tipton moved to approve the consent agenda as presented.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 3-0.

PUBLIC HEARING

There was no public hearing.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Consideration of Approval of an Ordinance Zoning Certain Land in the City of El Dorado, Kansas, R-3 Multiple Family Dwelling District and Amending the Zoning Map of the City.

City Engineer Scott Rickard stated that Wade Wilkinson submitted a rezoning application. for 118 and 122 N. Taylor Street from C-1, General Business District, to R-3, Multiple Family Dwelling District, and 126, 128, 134 N. Taylor Street and 423 W. 1st Avenue from R-1, Residential Low-Density Dwelling District, to R-3, Multiple Family Dwelling District. The request is intended to establish one consistent zoning classification across the assembled property to allow redevelopment of the site with two eight-unit apartment buildings. The conceptual layout shows parking generally located on the west side of the proposed buildings.

City Engineer Rickard stated that the surrounding area includes a mix of residential, institutional, and commercial uses, including the El Dorado Performing Arts Center, El Dorado High School Extended Campus, Susan B. Allen Memorial Hospital, churches, nearby commercial zoning, and R-3 zoning one block to the east. The area is not a strictly single-family neighborhood.

City Engineer Rickard stated that staff believes the proposed R-3 zoning fits the existing development pattern and provides a reasonable infill housing transition. These lots have been

vacant as they were intended for use by USD 490. The Planning Commission approved the application

Commissioner Kendra Wilkinson moved to approve an Ordinance zoning certain land in the City of El Dorado, Kansas, R-3 Multiple Family Dwelling District and amending the zoning map of the City.

Commissioner Andrew Tipton seconded the motion.

Mayor Bill Young stated that this project is a good one as it will increase multi-family housing in the City.

Motion carried 3-0.

Consideration of an Ordinance Zoning Certain Land in the City of El Dorado, Kansas, Extraterritorial Jurisdiction R-S Residential Suburban District and Amending the Zoning Map of the City.

City Engineer Scott Rickard stated that the property owner Susan Erikson wishes to rezone approximately five acres at 2825 N. Main Street from A-R, Agricultural Residential District, to R-S, Residential Suburban District. The request is intended to allow the applicant to split off approximately five acres that will include the existing single-family residence on the property. The property is being separated from a larger approximately 120-acre parent tract. The rezoning request is being made so that the resulting residential parcel will not become nonconforming under the current A-R district standards.

Commissioner Andrew Tipton moved to approve an Ordinance Zoning Certain Land in the City of El Dorado, Kansas, Extraterritorial Jurisdiction R-S Residential Suburban District and Amending the Zoning Map of the City.

Commissioner Wilkison seconded the motion.

Motion carried 3-0.

Consideration of A Resolution approving a Wholesale Water Contract between the City of El Dorado, Kansas, a Municipal Corporation, and Rural Water District 6.

City Engineer Scott Rickard stated The City has had a wholesale water agreement with Rural Water District No. 6 (RWD #6) since 1979. The original agreement was executed on April 3, 1979, and included a 40-year term. RWD #6 approved the updated contract on May 12, 2026.

City Engineer Rickard stated that the proposed contract keeps the same general purpose as the original agreement, which is the sale of treated water by the City to RWD #6 for domestic use. The updated agreement also includes more current provisions for water quantity, billing, metering, maintenance responsibility, indemnification, notices, assignment, future amendments, and interconnection limitations. The proposed agreement would allow RWD #6 to purchase an average maximum of 395,240 gallons per day, not to exceed 144,262,000 gallons per year. This proposed amount is lower than the old contract amount but remains above RWD #6's actual 10-year average use.

Commissioner Andrew Tipton asked for clarification on why the water allotment did not match average usage. City Engineer Rickard stated that all contracts were written similarly.

Commissioner Kendra Wilkinson asked where Rural Water District 6 is located.

City Engineer Rickard stated that they encompass southern Butler County.

Commissioner Tipton asked whether other contracts still need to be renegotiated.

City Engineer Rickard stated this is the last, though RWD 5 has stated interest in renegotiation to change some wording. These discussions are in early stages.

Commissioner Kendra Wilkinson moved to approve a Wholesale Water Contract between the City of El Dorado, Kansas, a municipal corporation, and Rural Water District 6.

Commissioner Andrew Tipton seconded the motion.

Motion carried 3-0.

Consideration of a Resolution authorizing the City of El Dorado, Kansas, to submit a Build Kansas Fund Application related to a Fiscal Year 2026 Streets and Roads for All Implementation Grant Application and authorizing certain city officials to execute application documents.

City Engineer Scott Rickard stated that the FY 2026 SS4A grant application is due May 26, 2026. This creates a short timeline for the City to select a project and prepare the application. FY 2026 may also be the final currently authorized year for SS4A funding unless the program is reauthorized. If the City wants to request Build Kansas assistance for the required local match, that application must move forward with the federal grant application.

City Engineer Rickard stated that at the last work session, the Commission discussed two project options for this grant including a roundabout at Main and McCollum and on Main from 3rd to Locust.

City Engineer Rickard stated that the Commission requested to move forward with the downtown project. Approval of this resolution would authorize application submittal only. It would not approve final design, authorize construction, accept grant funds, approve right of way acquisition, or commit the City to a final project layout.

Commissioner Andrew Tipton moved to approve a Resolution Authorizing the City of El Dorado, Kansas, to submit a Build Kansas Fund Application related to a FY 2026 Streets and Roads for All Implementation Grant Application and Authorizing certain City Officials to Execute Application Documents.

Commissioner Kendra Wilkinson seconded the motion.

Mayor Bill Young stated that the Main Street corridor project is overdue and is hopeful this project will benefit the community. Mayor Young thanked staff for their work on this project.

Motion carried 3-0.

Consideration of an amendment to Chapter 9 of the Municipal Code pertaining to consumption on public property and an amendment to Chapter 4 of the Municipal Code renewing the Walnut River Brewery Common Consumption Area.

Assistant City Manager Tabitha Sharp stated the brewery currently has a common consumption area but needs renewal. This area allows the Brewery to host events throughout the year without having to go through multiple special event permits. For larger events, the city will provide barricades to block streets from traffic.

Commissioner Kendra Wilkinson moved to approve an ordinance amending Chapter 9 of the Municipal Code of the City of El Dorado, Kansas, pertaining to consumption on public property and amending Chapter 4 of the Municipal Code of El Dorado, Kansas, and establishing a Common Consumption Area.

Commissioner Andrew Tipton seconded the motion.

Motion carried 3-0.

DISCUSSION ITEMS

There were none.

REPORTS

CITY COMMISSION AND ADVISORY BOARD UPDATES

Commissioner Kendra Wilkinson stated that there was a Library board meeting last week. They are getting ready for the summer. The library has pamphlets with information regarding activities and programming for all ages over the summer.

Commissioner Andrew Tipton stated that Main Street is still looking for a director. They will be hosting their Hot Shot Golf Tournament to raise funds.

CITY MANAGER REPORT

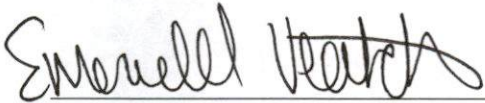
City Manager David Dillner stated this is Memorial Day weekend with City offices closed on Monday, with affected trash days being moved to Wednesday. The City Pool will open beginning Memorial Day. Punch passes are available at City Hall.

ADJOURNMENT

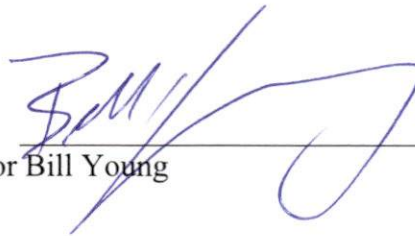
Commissioner Andrew Tipton moved to adjourn the meeting at 6:20 p.m.

Commissioner Kendra Wilkonson seconded the motion.

Motion carried 3 – 0.



City Clerk Emerald Veatch



Mayor Bill Young