

The El Dorado City Commission met in a work session on May 13, 2026, at 5:00 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**

|                |                               |               |
|----------------|-------------------------------|---------------|
| Kevin Wishart  | Parks and Recreation Director | El Dorado, KS |
| Haley Remsberg | HR Director                   | El Dorado, KS |
| Emerald Veatch | City Clerk                    | El Dorado, KS |
| Joe Haag       | Fire Chief                    | El Dorado, KS |
| Mike Holton    | Police Chief                  | El Dorado, KS |
| Steve Fellers  |                               | El Dorado, KS |
| Ravin Young    |                               | El Dorado, KS |
| Amanda McGee   |                               | El Dorado, KS |

**CALL TO ORDER**

Mayor Bill Young called the May 13, 2026, meeting to order.

**WORK SESSION DISCUSSION ITEMS:****EMERGING INDUSTRIES TEXT AMENDMENT TO ZONING REGULATIONS**

City Manager David Dillner stated that the proposed ordinance would amend three sections of the City's zoning regulations. First, Article 3, Rules and Definitions, would be amended to add definitions for newer industrial, utility, energy, technology, and infrastructure-related uses that are not clearly defined in the current regulations. Second, Appendix A, Listing of Uses by Zoning District, would be updated to identify whether each use is permitted by right, requires a Special Use Permit, or is prohibited within the O-I, I-1, and I-2 zoning districts. Third, Article 6, Supplementary District Regulations, would be amended to establish common and use-specific review standards related to utility demand, water and wastewater services, stormwater management, noise, generator testing, screening, outdoor equipment, hazardous materials, emergency access, decommissioning, and substantial changes following approval. He stated that The Planning Commission held the continued public hearing at its April 23, 2026, meeting. City Manager David Dillner stated that the State of Kansas is receiving interest from companies represented in the amendments. Staff began discussing the need for regulations to address new uses. These amendments provide a framework for projects to be evaluated by. Current regulations do not provide a clear definition or framework regarding these uses. These current conditions mean that if an application were to be received, Planning and Zoning Commission would have to utilize their discretion on projects, which puts them in an unfair position. Zoning Regulations define the City's Land Use policies, if uses are not defined this puts the City in a grey area. Amendments to the Regulations would provide the City with a framework to evaluate

acceptable uses and regulations on acceptable uses. The process of amending these regulations is best undertaken before a project is proposed. The Zoning Regulations' list of acceptable uses have been amended before and should be updated to reflect changes in technology and industry. The April hearing included public comments, staff responses, Planning Commission discussion, and the vote. The record also includes public comments that were emailed into the Planning Commission as well as the comments given during public hearing. Following that process, the Planning Commission voted 6 to 0 to recommend approval to the City Commission of the proposed emerging industries zoning text amendments. He stated the Commission has a few courses of action they can take. The Commission can approve the Planning Commission's recommendation, return the matter back to the Planning Commission with specific instructions for change, or the Commission can reject the Planning Commission's recommendation. In order to override the Planning Commission's recommendation with a 2/3 majority vote. City Manager David Dillner noted that this detail is important if the Commission wishes to vote on the amendments at the next regular session, since Commissioner Leachman will be unavailable and Commissioner Scribner would have to remotely join in order to vote on this. He then stated that this matter does not need to be voted on at the next meeting but can wait. He went through the list of proposed industries to added to the list of definitions, and the accepted uses table in the Zoning Amendment. He then explained the differences between by-right usage and uses allowed via a special use permit, which would include requirements found in the amendment as well. He stated that this item is a zoning text amendment. It does not approve a specific project. It does not rezone any property.

Commissioner Wilkinson asked the reasoning behind allowing research and development facilities by right. City Manager David Dillner asked Planning Commissioner Steve Fellers for his input on the Planning Commission's decision. Planning Commissioner Fellers stated that it is his opinion that there is little risk, given the fact that other communities have them with few issues. He stated that these facilities would still be required to go through a traditional permit process, they would just be exempt from the Special Use Permit process.

City Manager David Dillner went over some of the supplemental regulations for emerging industries. He stated that these regulations are a way for the City to mitigate potential concerns for projects, including noise levels, equipment, infrastructure, etc. Those who wish to develop these industries will need to demonstrate compliance with these regulations before the Planning Commission or the City Commission approve the Special Use Permit.

Commissioner Scribner asked if the Commission could add additional regulations that could arise. City Manager Dillner stated that regulations can be added as needed through the Public Comment process to mitigate new concerns.

Commissioner Wilkinson asked about the usage of the word may, instead of shall, and wondered if the information in the "may" section would be good information to know for projects. City Manager Dillner stated that this provides the flexibility for the Planning Commission and City Commission to determine whether certain regulations are appropriate for the scope of a project. Planning Commissioner Fellers stated that these regulations are not the only regulations, and that these uses are often subject to Federal and State regulations as well. Fire Chief Joe Haag

affirmed this and that there are additional regulations in the fire code on the disclosure of hazard materials, as well as certain emergency management information. Mayor Young affirmed that this wording allows for flexibility in the process.

Mayor Young stated that he wanted to emphasize the fact that the material change after approval regulation requires that major changes after the issuance of the Special Use Permit be brought back before the Planning and City Commissions for reapproval.

Commissioner Tipton asked who ensures compliance with regulations after the approval of the Special Use Permit. City Manager Dillner stated that the City will ensure compliance, through investigation of complaints or potential audits. He also stated that the City can bring in technical experts for further support. Mayor Young stated that regular audits could be built into the terms of the Special Use Permit. He also stated that compliance is generally ensured through citizen input from a myriad of issues currently. City Manager Dillner stated that the zoning process is important to ensure that industrial uses are in the proper zoning district, which builds an initial buffer. Further regulations would require more of a buffer. Commissioner Leachman asked if penalties are referenced. City Manager Dillner stated that there are penalties that could include stop work orders, cease operations, revoking , or fines.

Commissioner Wilkinson asked about the heat domes that data centers can create. City Manager Dillner stated that the amendment does not mention this.

Commissioner Scribner asked about the distinctions between risk level in similar uses. She asked if there was consideration of a similar distinction between small and hyper scale data centers. Planning Commissioner Fellers stated that the possibility of a larger scale data center is unlikely due to the fact that it would be unlikely the City would be able to support a large scale data center.

Commissioner Wilkinson asked how changes at the Federal level could impact on our regulations. City Manager Dillner affirmed that local regulations cannot require more than Federal regulations.

Commissioner Scribner stated that she would like to see data centers split into categories based on size, though this is not an issue she is adamant about requiring. Mayor Young asked for clarification on how servers for businesses downtown would be treated under new regulations. Commissioner Leachman stated that he is pleased with the definitions in the current amendments and that it is difficult to anticipate every scenario, and he is comfortable with the regulations the Planning Commission and staff have produced.

Mayor Young stated that he is grateful for the work put in by the Planning Commission and the engagement in the Public Comment.

Commissioner Tipton stated that he thinks the regulations are very thorough and that he views them as a benefit to the community. Mayor Young agreed and stated that these regulations would allow the City to be proactive in the event these industries wish to come to El Dorado.

Commissioner Wilkinson stated that her questions are less about the zoning and more about data centers in particular. Commissioner Scribner agreed and stated that these are a good baseline to have ahead of specific potential projects and conversations. Commissioners Leachman and Tipton agreed. City Manager Dillner stated that the Special Use Permit process will be the time to investigate further into specifics regarding resource uses. The regulations before the Commission are to regulate the Land Use and provide the process to gather information on specific uses.

Mayor Young asked when the amendments can go before the Commission. City Manager David Dillner stated that this will probably be on the agenda June 1<sup>st</sup>.

### **SAFE STREETS FOR ALL (SS4A) GRANT APPLICATION**

City Manager David Dillner reviewed the SS4A Action Plan process and plan that was adopted. He stated that the application to receive Federal funds to implement this plan closes May 26, 2026. He also stated that the State will be opening funds to cover local match requirements. He stated that both funding opportunities are likely to end with this round of funding. He stated that the plan identified two major projects that were discussed at the last work session. The projects identified are the Main Street corridor. This project would likely lead to disruptions downtown, though the process to receive the funds and design the final project would take between 18-24 months, which would give the City time to raise awareness about disruptions. He stated that staff raised concerns because of the recently finished work downtown. He stated that the City should engage with business owners to ensure the project is fitting the needs of relevant stakeholders. This effort could align with the opportunity zone and future downtown revitalization. City Manager Dillner stated that a roundabout at Main and McCollum is the next potential project.

Commissioner Tipton stated that the Commission seems to be in favor of the Main Street Corridor. City Manager Dillner stated that this project appears to align more with the State funding guide.

Commissioner Tipton asked where the City's portion of funding for these projects would come from. City Manager Dillner stated that if the City moves forward with the Main Street Corridor, it is possible to fund using bonds or excess sales tax could be an option.

Commissioner Scribner asked who would cover potential increases in cost. City Manager Dillner stated that the City would cover this since the funding is capped.

Commissioner Tipton asked if both projects would be covered. City Manager Dillner stated that given the timeline of the application deadline, it is unlikely staff and JEO could successfully complete two applications.

Commissioner Tipton stated that he believes the City should apply for the grant and stated a preference for the Main Street project. The Mayor and other Commissioners agreed.

Commissioner Scribner stated that she is still interested in finding a way to complete the roundabout project as well. City Manager Dillner stated that there are other Kansas Department of Transportation grants the City can apply for.

**REGULAR AGENDA PREVIEW:**

The Commission reviewed the upcoming agenda for May 18, 2026.

**COMMISSION REPORTS**

There were no reports.

**CITY MANAGER REPORTS**

There were no reports.

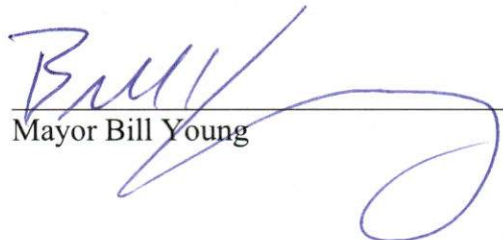
**ADJOURNMENT**

Commissioner Andrew Tipton moved to adjourn the meeting at 6:12 PM.

Commissioner Scribner seconded the motion.

Motion carried 5 – 0.

  
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City Clerk Emerald Veatch

  
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Mayor Bill Young

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