The El Dorado City Commission met in a regular session on July 6, 2026, at 5:30 p.m. in the Performing Arts Center with the following present: Mayor Bill Young, Commissioner Andrew Tipton, Commissioner Kendra Wilkinson, Commissioner Syndee Scribner, Commissioner Leon Leachman, and City Manager David Dillner. Absent:

VISITORS

Tabitha Sharp	Assistant City Manager	El Dorado, KS
Emerald Veatch	City Clerk	El Dorado, KS
Scott Rickard	Director of Engineering	El Dorado, KS
Mike Holton	Police Chief	El Dorado, KS
Charolette O'Hara		
Juan Garcia		El Dorado, KS
Leona Foreman		El Dorado, KS
Carl Muschweck		El Dorado, KS
Brad Bennefeld		El Dorado, KS
Chris Johns	Wichita Investments	El Dorado, KS
Amy Gardner		El Dorado, KS
Ravin Young		El Dorado, KS
Kye Lehr		El Dorado, KS
Danica Dickson		El Dorado, KS
Amanda McGee		El Dorado, KS
Lisa Rush		El Dorado, KS
Matt Hermreck		El Dorado, KS
Carrie Shearburn		El Dorado, KS

CALL TO ORDER

Mayor Bill Young called the July 6, 2026, meeting to order.

INVOCATION

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

PLEDGE OF ALLEGIANCE

The City Commission led the Pledge of Allegiance.

PROCLAMATIONS AND RECOGNITION

There were no proclamations or presentations.

PERSONAL APPEARANCE

There were no Public Appearances.

PUBLIC COMMENT

Mayor Bill Young opened the floor for public comments.

Carl Mushweck expressed his concerns about the voting to exceed the revenue neutral rate.

Amy Gardner expressed her concerns regarding data centers and raising taxes.

Charolette O'Hara asked the Commission to step back and listen to the citizens.

Ravin Young asked the Commission to reconsider raising taxes.

Amanda McGee expressed her frustrations about taxes and data centers.

Carrie Shearburn stated that the Splash park at Graham Park is too close to transmission lines. She asked the Commission to look at the Graham Park substation.

Matt Hermreck stated there should be no increase in taxes.

Mayor Bill Young closed the public comment.

CONSENT AGENDA

Approval of the City Commission Meeting Minutes from May 4th, May 18th, and June 1st, 2026.

Approval of Appropriation Ordinance No. 05-26 in the amount of $1,802,799.35.

Approval of Appropriation Ordinance No. 06-26 in the amount of $2,109,282.89.

Approval of bids for improvements including seating and concrete repairs at McDonald Stadium in the amount of $303,924

Commissioner moved Leon Leachman to approve the consent agenda.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5-0.

PUBLIC HEARING

Mayor Bill Young Opened the Public Hearing regarding structures at 230 Jones, 109 Poplar, 1241 Shelden, and 1118 W Towanda.

Kevin Unrein, 230 Jones, stated that he has most of the concerns taken care of. He stated that they must fix the porch but there are no longer any safety hazards.

Juan Garcia, 1118 W Towanda, stated that he has been working on the inside and will continue to make progress as he is able.

Chris Johns, 109 Poplar 1241 Shelden, stated that he is prepared to get started on the properties. He stated that he needs a little time before he can get started.

Matt Hermreck stated that he is willing and able to help those who need help with these properties.

Ravin Young suggested that the City should get a group together and help those who need help.

OLD BUSINESS

There was no old business.

NEW BUSINESS

CONSIDERATION OF RESOLUTIONS FINDING THE STRUCTURES AT 230 JONES, 109 POPLAR, 1241 SHELDEN, AND 118 W TOWANDA UNSAFE OR DANGEROUS AND DIRECTING THAT THEY BE REPAIRED OR REMOVED AND THE PREMISES MADE SAFE AND SECURE.

City Engineer Scott Rickard on May 4, 2026, the City Commission adopted resolutions setting a public hearing for July 6, 2026. The purpose of the hearing is to give owners, agents, lienholders, occupants, and other interested parties an opportunity to appear and show cause why the structures should not be declared unsafe or dangerous. Notice was provided in accordance with Chapter 15.16, including notice to owners and parties of interest, publication, and posting of the affected properties. If, after the public hearing, the City Commission finds that a structure is unsafe, dangerous, or unfit for human habitation or use, the Commission may adopt a Resolution of Findings directing that the structure be repaired or removed and that the premises be made safe and secure. Staff is recommending a 30-day compliance period as the minimum time for the owner to begin the required repair or removal work. However, the City Commission may elect to allow a longer compliance period if it believes additional time is appropriate based on the facts presented at the hearing. If an owner fails to comply within the time established by the City Commission, the City is authorized to raze and remove the structure and assess the costs back to the property as a special assessment.

Commissioner Andrew Tipton moved to approve a Resolution finding the structure at 230 Jones unsafe or dangerous and directing that it be repaired or removed and the premises made safe and secure within the compliance period established by the City Commission.

Commissioner Syndee Scribner seconded the motion.

Motion carried 5-0.

Commissioner Kendra Wilkinson moved to approve a Resolution finding the structure at 109 Poplar unsafe or dangerous and directing that it be repaired or removed and the premises made safe and secure within the compliance period established by the City Commission.

Commissioner Leon Leachman seconded the motion.

Motion carried 5-0.
Commissioner Leon Leachman moved to approve a Resolution finding the structure at 1241Shelden unsafe or dangerous and directing that it be repaired or removed and the premises made safe and secure within the compliance period established by the City Commission.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5-0.

Commissioner Syndee Scribner moved to approve a Resolution finding the structure at 1118 W Towanda unsafe or dangerous and directing that it be repaired or removed and the premises made safe and secure within the compliance period established by the City Commission.

Commissioner Andrew Tipton seconded the motion.

Motion carried 5-0.

CONSIDERATION OF ORDINANCES CREATING A REINVESTMENT HOUSING INCENTICE DISTRICT (RHID) AND COMMUNITY IMPROVEMENT DISTRICT (CID) FOR THE GREENS AT PRAIRIE TRAILS

City Engineer Scott Rickard stated that the Greens at Prairie Trails 2nd Addition is ready to proceed with 32 single-family residential lots in a subdivision located north of 12th Avenue and east of Country Club Road. Public improvements for paving, water, sanitary sewer, and storm drainage are estimated at $2,142,084.69, exclusive of financing costs. The financing plan pairs a Reinvestment Housing Incentive District (RHID) as the primary revenue source through property tax increment with a Community Improvement District (CID) as a backstop. The CID imposes no sales tax but allows a special assessment on undeveloped parcels only, levied per square foot and only to the extent RHID revenues are insufficient to cover annual debt service.

Commissioner Syndee Scribner moved to approve Ordinance No. G-1466 an ordinance designating certain streets in the City of El Dorado, Kansas, as main trafficways and trafficway connections.
Commissioner Andrew Tipton seconded the motion.

Commissioner Kendra Wilkinson stated she has no since she does not benefit from this project and has confirmed that there is no conflict of interest she will vote on this project.
Motion carried 5-0

Commissioner Leon Leachman moved to approve Resolution No. 3058, a resolution of the City of El Dorado, Kansas, authorizing certain infrastructure improvements in the City and providing for the payment of the costs thereof.

Commissioner Syndee Scribner seconded the motion.

Motion carried 5-0.

Commissioner Syndee Scribner moved to approve Ordinance No. G-1467 an ordinance of the City of El Dorado, Kansas, authorizing and providing for the construction of stormwater drainage improvements in the City and authorizing the issuance of general obligation bonds of the City to pay the costs thereof for Greens at Prairie Trails 2nd Addition.

Commissioner Leon Leachman seconded the motion.

Commissioner Andrew Tipton stated that he would abstain from voting on the Ordinance and any matters pertaining to bonds, as such matters involve securities and his position as a securities professional prevents him from participating in the vote.

Motion carried 4-0-1

Commissioner Leon Leachman moved to approve Ordinance No. G-1465, an ordinance creating a Community Improvement District in the City of El Dorado, Kansas; authorizing a certain project therein; approving the estimated costs of such project; containing the legal description and map of the boundaries of the district; and approving the method of financing the project for Greens at Prairie Trails 2nd Addition.

Commissioner Andrew Tipton seconded the motion.

Motion carried 5-0.

Commissioner Andrew Tipton moved to approve Resolution No. 3057 a resolution making certain findings and determinations as to the need for housing within the City of El Dorado, Kansas, and setting forth the legal description of real property proposed to be designated as a Reinvestment Housing Incentive District within the City for Greens at Prairie Trails 2nd Addition.

Commissioner Syndee Scribner seconded the motion.

Motion carried 5-0.

CONSIDERATION OF A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT RELATING TO THE 124 S. MAIN REINVESTMENT HOUSING INCENTIVE DISTRICT

City Engineer Scott Rickard stated that The proposed Development Agreement is between the City of El Dorado and 124 S. Main LLC, an affiliate of Frontier Development Group. The agreement establishes the responsibilities of the developer and the City for implementation of the project, reimbursement of eligible RHID project costs, project completion requirements, and other terms necessary to carry out the approved RHID Development Plan. The Development Agreement provides that the developer will advance the eligible project costs necessary to complete the project. No general obligation or special obligation bonds will be issued by the City for this project, other than any industrial revenue bonds that may be separately approved. Reimbursement to the developer is structured as pay-as-you-go from RHID incremental tax revenues received by the City. The agreement establishes a RHID reimbursement cap of $1,500,000. Reimbursement is limited to available RHID incremental tax revenues deposited into the 124 S. Main RHID Increment Fund. The City has no obligation to reimburse the developer from any other source of funds. The agreement also requires that no reimbursement be made to the developer until the City has accepted a Certificate of Full Completion. The developer must commence construction within 12 months after execution of the agreement and complete the project within 36 months after construction begins, subject to excusable delays. The agreement also addresses public parking and alley access. Public parking spaces adjacent to the project and surrounding public parking lots will remain public parking. The City and developers will also use good faith efforts to minimize disruption related to necessary alley closures during construction. The agreement identifies certain City infrastructure improvements related to the project. These include alley restoration, water service connection, fire service connection, assistance with sewer service location, and coordination related to underground utility work. The estimated total cost of the city infrastructure improvements is $15,000. The agreement allows the city to withhold up to 20 percent of available RHID incremental tax revenues for the applicable period to reimburse itself for those costs.

Commissioner Andrew Tipton moved to approve a resolution of the Governing Body of the City of El Dorado, Kansas, approving the form and delivery of a Development Agreement relating to the 124 S. Main Reinvestment Housing Incentive District in the City.

Commissioner Syndee Scribner seconded the motion.

Motion carried 5-0.

CONSIDERATION OF THE MOTION TO AUTHORIZE THE CITY CLERK TO PROVIDE NOTICE TO THE COUNTY CLERK OF THE CITY'S INTENT TO EXCEED THE REVENUE NEUTRAL RATE FOR THE PROPOSED 2027 ANNUAL BUDGET.

Assistant City Manager Tabitha Sharp stated that Per state law, the city is required to provide notice to the county of its intent to exceed the revenue neutral rate to generate more property tax revenue than in the prior year. Cities may decrease the mill levy after the notice is provided, but they cannot increase it after the notice. The notice is due July 20, 2026. The City's assessed valuation is $144,028,975. To determine the worth of a mill, we must subtract the Neighborhood Revitalization Program in the amount of $2,904,344, and the Tax Increment Financing in the amount of $887,543. This provides the city with $140,237 per mill. The notification from the County Clerk's office stated that to generate the same amount of property taxes as in the prior year, the city would need 51.875 mills. Utilizing the anticipated amount for a mill in 2027, the city would receive $7,274,794. Should the city choose to utilize the proposed mill levy of 57.875 mills, the anticipated revenue would be $8,347,470.

Commissioner Syndee Scribner moved to authorize the City Clerk to provide notice to the County Clerk of the City's Intent to Exceed the Revenue Neutral Rate for the Proposed 2027 Annual Budget.

Commissioner Andrew Tipton seconded the motion.

Motion carried 5-0.

DISCUSSION ITEMS

There were none.

REPORTS

CITY COMMISSION AND ADVISORY BOARD UPDATES

Commissioner Leon Leachman stated that baseball went well and that they are starting Co-Ed Volleyball. He stated that there has been a lot of vandalism happening at the parks in town.

Commissioner Syndee Scribner thanked staff for the great firework show last night.

Commissioner Andrew Tipton stated that Main Street hired a new director.

Mayor Bill Young stated that the firework show was great. He stated that the festivities for the 4th of July holiday were a great turnout.

CITY MANAGER REPORT

City Manager David Dillner stated that there is a plethora of state laws that have now become effective. Staff and Counsil are looking into some of them to determine whether we need to make an internal changes or Ordinances that need to be passed as well.

City Manager Dillner stated that he recently authorized PEC to perform an assessment to develop a facility plan for the water reclamation facility.

City Manager Dillner stated that the Baseball Hall of Fame Board raised private funds to expand the museum. He stated that they are adding a garage to display Jim McDonald's Hoopie car.

City Manager Dillner stated that he decided not to sit on the SBA Board.

City Manager Dillner asked the Commission whether they would like to change the length of public comment from 3 to 5 minutes.

The Commission agreed to change public comments to 5 minutes.

City Manager Dillner asked if the Commission would like to change the venue for the July 13th special commission meeting.

The Commission stated that they would not like to move the meeting.

ADJOURNMENT

Commissioner Syndee Scribner moved to adjourn the meeting at 6:56 p.m.

Commissioner Leon Leachman seconded the motion.

Motion carried 5 – 0.

Emerald Veatch

City Clerk Emerald Veatch

Bill Young

Mayor Bill Young