

**EXCERPT OF MINUTES OF A MEETING  
OF THE CITY COMMISSION OF  
THE CITY OF EL DORADO, KANSAS  
HELD ON SEPTEMBER 2, 2025**

The City Council (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: Mayor Bill Young, Commissioner Kelly Tetrick, Commissioner Syndee Scribner, Commissioner Leon Leachman, and Commissioner Kendra Wilkinson

Absent:

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

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(Other Proceedings)

An Ordinance was presented entitled:

**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.**

Commissioner Kelly Tetrick moved that said Ordinance be passed. The motion was seconded by Commissioner Syndee Scribner said Ordinance was duly read and considered, and upon being put, the motion for the passage of said Ordinance was carried by the vote of the governing body, the vote being as follows:

Aye: Mayor Bill Young, Commissioner Kelly Tetrick, Commissioner Syndee Scribner, Commissioner Leon Leachman, and Commissioner Kendra Wilkinson

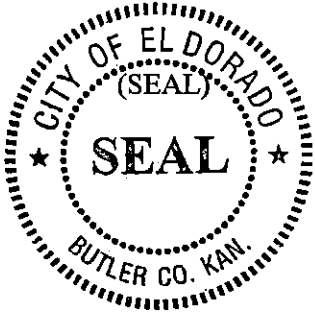
Nay: .

The Mayor declared the Ordinance duly passed and the Ordinance was then numbered Ordinance No. G-1449 was signed by the Mayor and attested by the City Clerk and the Ordinance was directed to be published one time in the official newspaper of the City.

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**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.



*Emerald A. Wilk*  
Clerk

(Published in *Butler County Times-Gazette* on \_\_\_\_\_)

**ORDINANCE NO. G-1449**

**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.**

**WHEREAS**, the city council (the “Governing Body”) of the City of El Dorado, Kansas (the “City”), has heretofore received a Petition pursuant to K.S.A. 12-6a26 *et seq.* (the “Act”) requesting the creation of a Community Improvement District (the “District”) within the City for the purposes set forth in the Petition; and

**WHEREAS**, the Governing Body hereby finds and determines it to be advisable to pass this Ordinance to create such Community Improvement District and authorize the project proposed herein in accordance with the provisions of the Act.

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

**SECTION 1. Creation of the Community Improvement District; Legal Description and Map.**

The Governing Body hereby finds and determines that it is advisable to create, in accordance with the provisions of the Act, the Cedar Ridge Community Improvement District (the “District”). The legal description of boundaries of the District is as follows:

Lots 1 – 8, Block A  
Lots 1 – 11, Block B  
Lots 1 – 12, Block C

Cedar Ridge Estates to the City of El Dorado, Butler County, Kansas

A map of the property contained in the District is set forth on *Schedule I* attached hereto and incorporated by reference herein.

**SECTION 2. Authorization of Project; Estimated Costs.**

(a) The Governing Body hereby authorizes the Project to be constructed and undertaken within the District, as follows:

The construction of certain paving, water, drainage and sanitary sewer improvements necessary for the development of the Cedar Ridge Estates subdivision, and all improvements related and appurtenant thereto.

(b) The estimated costs of the proposed Project is \$1,836,283.30, exclusive of interim financing costs and costs of issuance.

**SECTION 3. Method of Financing; No Sales Tax.**

(a) The costs of the Project are proposed to be financed special assessment. No full faith and credit bonds of the City are authorized pursuant to the Act; *provided, however*, the City may opt to finance all or a portion of the costs of the Project pursuant to other statutory authorities.

(b) There will be **no** community improvement district sales tax levied on property within the boundaries of the District.

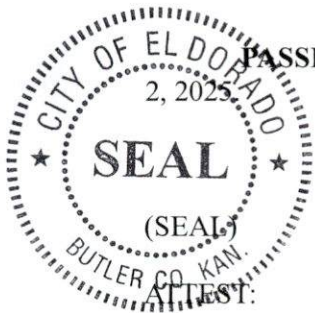
**SECTION 4. Special Assessments**

In addition to the use of other funds to pay costs of the Project as set forth in the Act, there are hereby approved special assessments on property within the boundaries of the District. The method of assessment and apportionment of cost for such Project approved to be as follows:

The proposed method of financing the Project shall be by special assessment as follows: 100% of the costs of the Project shall be assessed on all real property within the boundaries of the District on an equal per square foot basis; *provided* that such costs shall only be assessed and certified to the District to the extent that reinvestment housing incentive district incremental revenues are insufficient to reimburse the City's annual debt service requirements on any financing issued to pay the costs of the Project; *provided further*, that assessments shall only be certified upon real estate parcels within the District for which a certificate of occupancy has not been issued.

**SECTION 5. Effective Date.** This Ordinance shall take effect and be in force from and after its passage and publication one time in the official City newspaper and shall be submitted to be recorded with the *Butler County* Register of Deeds.

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PASSED by a majority vote of the City Council of the City of El Dorado, Kansas, on September 2, 2025

  
Mayor

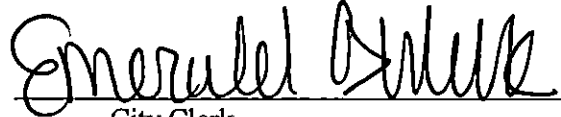
  
City Clerk

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**CERTIFICATE**

I, the undersigned, hereby certify that the above and foregoing is a true and correct copy of the original Ordinance No. 1449 (the "Ordinance") of the City of El Dorado, Kansas (the "City"); that said Ordinance was passed by the City Commission on September 2, 2025, that the record of the final vote on its passage is found on page \_\_\_\_ of journal \_\_\_\_; that the Ordinance was published in the official newspaper of the City on \_\_\_\_\_, 2025; and that the Ordinance has not been modified, amended or repealed and is in full force and effect as of this date.

DATED: \_\_\_\_\_, 2025.

  
\_\_\_\_\_  
City Clerk

SCHEDULE I

MAP OF COMMUNITY IMPROVEMENT DISTRICT

