

Eudora City Commission Meeting
City Hall – 4 E. 7th Street
Eudora, Kansas
June 22, 2020
7:00 pm

Call to Order

Mayor Tim Reazin

Vice Mayor Ruth Hughs

Commissioner Jolene Born

Commissioner Roberta Lehmann absent

Commissioner Tim Bruce

Quorum noted.

Pledge of Allegiance was recited.

Changes or additions to agenda

Mayor Reazin requested the personnel matter of non-elected personnel Executive Session be removed from the agenda.

Mayor Reazin moved the City Commission approve the agenda with the personnel matter of non-elected personnel Executive Session removed, motion seconded by Commissioner Born, all ayes, motion carried, 4-0.

Consent agenda items

- A. Consider minutes of June 8, 2020 Eudora City Commission meeting
- B. Consider minutes of June 16, 2020 Eudora City Commission special meeting
- C. Consider warrants against the City of Eudora

Mayor Reazin moved the City Commission approve the consent items, motion seconded by Commissioner Born, all ayes, motion carried, 4-0.

Public comments

Public comments were invited and heard by Sara Taliaferro introducing herself as a candidate for Douglas County Commissioner in District 2 and Robert Lasher regarding street conditions and storm drainage problems in his neighborhood around the 1300 block of Maple Street.

Public Hearing

A. Incentive request form Modern Manufacturing for Industrial Revenue Bond tax abatement
Staff has been working with Mr. Ed Snow and Mr. Russ Taylor with Modern Manufacturing who have been exploring sites for expansion of Modern Manufacturing. They submitted a formal application for process for 50% IRB tax abatement for ten years. A public hearing is required in this process. The legal notice was published and a notice of the public hearing was sent to Eudora School District and to the Douglas County Commission. Modern Manufacturing President Russ Taylor addressed the City Commission introducing Vice President of Operations Ed Snow and Ms. Andrea Taylor and explained their company to the City Commission. Modern Manufacturing representatives thanked the Commission and staff for being so helpful during the process and making them feel welcome. Mayor Reazin thanked Modern Manufacturing for considering Eudora and working with the Eudora Tech School.

Mayor Reazin opened the public hearing for public comments and none were heard.

Mayor Reazin closed the public hearing.

Business Items

- A. Consider Resolution 2020-06 determining the intent to issue Industrial Revenue Bonds, in an amount not to exceed \$8,299,500, to finance the costs of acquiring, construction, and equipping an industrial facility for the benefit of Modern Manufacturing, Inc.

Once the public hearing is completed the next step in the process is approving Resolution 2020-06 determining the intent to issue Industrial Revenue Bonds. Kevin Wempe, bond counsel with Gilmore and Bell, addressed the City Commission. He gave an overview of the IRB process. Modern Manufacturing is requesting a sales tax exemption certificate along with the 50% tax abatement for ten years. The next step will be to approve a bond ordinance issuing the bonds which will occur after the project has been completed and according to state law will begin start the next calendar year.

Vice Mayor Hughs moved the City Commission approve Resolution 2020-06 determining the intent of the City of Eudora to issue its Industrial Revenue Bonds in the amount not to exceed \$8,299,500 to finance the costs of acquiring, constructing and equipping an industrial facility for the benefit of Modern Manufacturing Inc. and its successors and assigns, motion seconded by Mayor Reazin, all ayes, motion carried, 4-0.

- B. Consider Resolution 2020-07 updating the Master Fee Schedule

Clerk Schmeck outlined the suggested changes to the fee schedule.

Vice Mayor Hughs moved the City Commission adopt Resolution 2020-07 updating the fees and language reflected in the Master Fee Schedule as presented, effective July 1, 2020 with an additional correction to the Mayor and Commissioner stipend, motion seconded by Commissioner Born, all ayes, motion carried, 4-0.

- C. Consider Authority to Award Contract for Bluejacket Trail Phase 2

Manager Matite stated the city applied for and was awarded this KDOT Transportation Alternatives grant for the completion of Phase II of the Bluejacket Trail project. The state recommended Freeman Concrete Construction LLC for the project. The city originally budgeted \$71,000 as the cash match but the actual cash match is \$85,000. The city has sufficient funds in the CIP Fund to cover the additional amount.

Commissioner Born moved the City Commission approve the Authority to Award contract sent from the State of Kansas and award the contract to Freeman Concrete Construction LLC of Shawnee, KS and authorize the release of \$85,000 to the Chief of Fiscal Services of the Department of Transportation of the State of Kansas to provide the required city cash match for this project, motion seconded by Commissioner Bruce, all ayes, motion carried, 4-0.

Mayor and City Commission Comments

Mayor Reazin thanked Mr. Lasher for coming to the meeting and speaking to the Commission. Mayor Reazin will speak with the public works director and follow up with this issue.

Commissioner Bruce – No comment.

Commissioner Hughs attended the ribbon cutting at Homestead. It was very nice and well attended. Hughs appreciates the company choosing Eudora for their new site. She appreciates the part the city played in bringing this project to Eudora. Hughs read a comment from Eudora citizen Sandra Deay thanking city staff on their dedication to their jobs. Deay thanked staff for the extra effort in opening the pool this year. She requests that Nottingham Center be pretty as possible. Hughs thanked Mr. Lasher for attending the meeting in person to talk about his concerns.

Commissioner Born commented she has heard nice compliments regarding the aquatic center. She is glad the pool opened and is going well.

Commissioner Lehmann did not attend meeting.

City Manager and Staff Comments

City Manager Barack Matite commented staff would be in touch with Mr. Lasher for a follow up on his comments. A budget work session was scheduled for July 20, 2020 at 5:00 pm until 9:00 pm. Dinner will be provided. Staff will work with the grant administrator to process the CDBG-CV funds that the city will receive. A workshop is scheduled for Friday from 10:00 am to 2:00 pm. The goal is to have the applications from the businesses in hand by Friday. Analyst Rhodes will contact the committee members selected to help with the process. Casey's General Store formally submitted plans for a new store to be located in Nottingham Center. Douglas County extended Phase III of the reopening plan for two more weeks.

City Management Analyst Jeff Rhodes – No comment.

Director of Public Works Branden Boyd commented storm sewer and pipe is being installed on Peach Street which take care of the subgrade issue. There is about 1200 ft left before the tie in on the Winchester Waterline project.

Police Chief Wes Lovett – No comment.

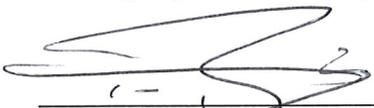
Fire Chief Ken Keiter commented since the start of COVID calls had slowed down a little bit but they are picking up the last couple of weeks.

Parks & Recreation Director Sally Pennington commented overall the community has been thankful, understanding and appreciative that the pool was able to open this year. No issues have arisen. A few sessions have been maxed out. Staff is thankful and it's been a real positive place. Prepackaged items were available for purchase at the concession stand today. Nothing will change with the extension of Phase III. Leak investigators will be back at the pool to look for the source of leaks. Toy Story 4 will be shown at the Lucy Kaegi Park ball fields. Midco will be there with popcorn. The event is free for everyone. People will bring their own chairs or blankets. Social distancing should not be a problem. Parks & Recreation will provide a fireworks show at the usual location between the High School and the Middle School. The parking lots will be blocked off and citizens are encouraged to watch from their own property.

City Clerk Pam Schmeck – No comment.

Mayor Reazin moved to adjourn, motion seconded by Commissioner Bruce, all ayes, motion carried, 4-0.

Meeting adjourned at 8:00 pm.



Tim Reazin, Mayor



Pam Schmeck, City Clerk