

Eudora City Commission Meeting
City Hall – 4 E. 7th Street
Eudora, Kansas
July 12, 2021
7:00 pm

Call to Order

Mayor Tim Reazin

Vice Mayor Ruth Hughs

Commissioner Jolene Born

Commissioner Roberta Lehmann – Attended remotely

Commissioner Tim Bruce

Quorum noted.

Pledge of Allegiance was recited.

Changes or additions to agenda

Mayor Reazin request to add Business Item E. Consider intention for the setting of revenue neutral rate.

Mayor Reazin moved the City Commission approve the agenda with the addition of Business Item E. Consider intention for the increase of revenue neutral rate and the removal of the Executive Session for personnel matters of non-elected personnel, motion seconded by Vice Mayor Hughs, all ayes, motion carried, 5-0.

Consent agenda items

- A. Consider minutes of June 28, 2021 Eudora City Commission meeting
- B. Consider warrants against the City of Eudora
- C. Consider June Police Department report
- D. Consider June Fire Department report

Mayor Reazin moved the City Commission approve the consent items, motion seconded by Commissioner Born all ayes, motion carried, 5-0.

Public comments

Public comments were invited and none were submitted nor heard. A letter was sent to Mayor Reazin by Ed Jankowski but was not brought to the meeting nor discussed.

Business Items

- A. Consider Resolution 2021-09 authorizing and directing the issuance, sale and delivery of General Obligation Temporary Notes, Series 2021-A

Jack Ryan Feldman presented the City received seven bids, which was ultimately awarded to Piper Sandler with a bid of 0.25% with a final maturity of 2.485M on 9/1/2023.

Vice Mayor Hughs moved the City Commission approve Resolution 2021-09 authorizing and directing the issuance, sale and delivery of taxable general obligation temporary notes, Series 2021-A, of the City of Eudora; providing for the levy and collection of an annual tax, if necessary, for the purpose of paying the principal of and interest on said notes as they become due; making certain covenants and agreements to provide for the payment and

security thereof; and authorizing certain other documents and actions connected therewith; and hereby authorize the Mayor to sign said documents, motion seconded by Commissioner Bruce, all ayes, motion carried, 5-0.

- B. Consider Planning Commission recommendation for approval of the Final Development Plan for Nottingham Center Village Green

Andrea Lemken from RIC Architecture presented on the landscape architecture proposal for the Nottingham Center Village green, including an open lawn, farmers market, and concessions. Scott Slaggie of Slaggie Architecture presented on the structural architecture and creating an "central park of Eudora," outlining the aforementioned structures described by Ms. Lemken.

Dave Knopick spoke remotely on the developmental plan, including 1.62 acres of vacant land and 1,000 square feet of structural space. Knopick continued to review the outline of the Planning Commission's conditions of the Nottingham development recommendation.

The City Commission discussed the presently drafted tenant maintenance agreement, which City Manager Matite suggested going into detail over in the next meeting.

Mayor Reazin moved the City Commission approve the recommendation of the Planning Commission and approve the final development plan for Village Green at the Nottingham Center commercial development, including the identified deviations, with the following conditions:

1. Clean up any general typographical / technical errors and add information as necessary to address previous staff review comments, including any labeling to be consistent with the applicable preliminary plan / plat and final plat documents.
2. Any signage is subject to further review and permitting per the City sign permit requirements as supplemented / modified by the approved Tenant Criteria.
3. Plat (final plat approval and recording / filing required prior to building permit issuance) the property encompassed by the proposed development in accordance with City regulations.
4. Provide evidence of the establishment of the agency for the ownership and maintenance of any common open space and all assurances of the financial and administrative ability of such agency, as well as the provision of any covenants / restrictions (tenant criteria) as part of the final plat review and approval process.
5. Address all design, development and construction details in a manner that meets City requirements through the final plat, public improvement plan, building / construction plan and all other applicable review and permitting processes. These include all items identified in the first staff review dated June 7, 2021 per the responses provided by the applicant dated June 14, 2021 subject to City Staff approval.
6. Meet all applicable federal, state and local regulations and acquiring applicable permits, motion seconded by Commissioner Born, all ayes, motion carried, 5-0.

- C. Consider the agreement between KDOT and the City of Eudora for the 10th Street Sidewalk Expansion

Mayor Reazin moved the City Commission authorize the Mayor, Tim Reazin, to execute the 10th Street Sidewalk Expansion project grant Agreement with the Kansas Department of Transportation, motion seconded by Commissioner Bruce, all ayes, motion carried, 5-0.

D. Consider the proclamation of July 16, 2021 as Parks and Recreation Professionals Day
Mayor Reazin moved the City Commission approve the proclamation declaring July as Parks and Recreation Month, and July 16, 2021, as Parks and Recreation Professional Day, seconded by Vice Mayor Hughs. all ayes, motion carried, 5-0.

E. Consider intention to set a date for the increase of revenue neutral rate

Mayor Reazin moved the City Commission authorize the City Clerk to issue the Revenue Neutral Rate Notice to the Douglas County Clerk thus notifying the County Clerk of our intent to exceed the revenue neutral rate on August 23rd at 7pm, motion seconded by Commissioner Born, all ayes, motion carried, 5-0.

Mayor and City Commission Comments

Mayor Reazin- No comment, aside from intending to send a copy of the citizen letter mentioned during the public comments to the City Commission and the Planning Commissioners.

Vice Mayor Hughs- No comment.

Commissioner Born – No comment.

Commissioner Bruce – No comment.

Commissioner Lehmann – No comment.

City Manager and Staff Comments

City Manager Barack Matite sent Nottingham broker file, which will be used to notify the public of offerings at Nottingham.

Assistant City Manager/HR Manager Kevyn Gero introduced Kelly Delay as the new City Clerk and Administrative Services Manager for the City of Eudora.

Director of Public Works Branden Boyd commented Church St. is closed to replace a curb between 10th and 9th. South of 10th and Church storm sewer replacement is taking place and should take about two or two and a half weeks to complete (pending weather). Chipseal starts soon, utilizing a different type of oil and working with Vance Brothers from 8th street south, promoting longevity.

Police Chief Wes Lovett – No comment.

Fire Chief Ken Keiter – No comment.

Parks & Recreation Director Sally Pennington commented she has a new full-time staff member, Beau Ferguson. There will be a Friends of the Kaw community float on August 22 at 9am. There was a successful disc golf tournament the previous weekend of the 10th that they now hope to make an annual event. Upcoming events include a pickleball tournament and fall sports.

City Clerk Pam Schmeck commented that she thinks the Commission will enjoy working with Kelly Delay as a City Clerk.

Mayor Reazin moved to recess to Executive Session for consultation with city attorney deemed privileged in the attorney-client relationship for 20 minutes and return to the meeting at 8:10pm, motion seconded by Commissioner Bruce all ayes, motion carried, 5-0.

City Attorney David Waters, City Manager Matite and Asst. City Manager Gero attended the Executive Session also.

Mayor Reazin brought the meeting to order at 8:10pm.

Mayor Reazin moved the City Commission authorize the City Manager to enter into a settlement agreement with KDOT as to sales tax/ compensating use tax audit, motion seconded by Commissioner Bruce, all ayes, motion carried, 5-0.

Mayor Reazin moved to recess to Executive Session for a discussion relating to non-elected personnel for 10 minutes and return to the meeting at 8:20pm, motion seconded by Commissioner Born, all ayes, motion carried, 5-0.

Mayor Reazin brought the meeting to order at 8:20pm.

Mayor Reazin moved to recess to Executive Session for an additional 5 minutes for discussion relating to non-elected personnel and return to the meeting at 8:25pm, motion seconded by Commissioner Born, all ayes, motion carried, 5-0.

Mayor Reazin brought the meeting to order at 8:25pm.

No action was taken, declaring the City Commission will reconvene on August 9th.


Mayor Reazin and other Commissioners asked about pool concerns including water levels, returning lounge chairs that were removed during the height of the COVID-19 pandemic, and other miscellaneous safety concerns. City Manager Matite replied that he would address the matter with staff.

Commissioner Bruce moved to adjourn, motion seconded by Mayor Reazin, all ayes, motion carried, 5-0.

Meeting adjourned at 8:27pm.



Tim Reazin, Mayor



Kelly Delay, City Clerk