Eudora City Commission Meeting
City Hall – 4 E. 7th Street
Eudora, Kansas
July 27, 2020
7:00 pm

Call to Order
Mayor Tim Reazin
Vice Mayor Ruth Hughs attended virtually
Commissioner Jolene Born attended virtually
Commissioner Roberta Lehmann attended virtually
Commissioner Tim Bruce

Quorum noted.

Pledge of Allegiance was recited.

Changes or additions to agenda
Mayor Reazin requested to add Business Item B. Nottingham Project Update and remove Executive Session from the agenda.
Commissioner Bruce moved the City Commission approve the agenda with the addition of Business Item B Nottingham Project update and the removal of the Executive Session, motion seconded by Vice Mayor Hughs, all ayes, motion carried, 5-0.

Consent agenda items

A. Consider minutes of July 13, 2020 Eudora City Commission meeting
B. Consider minutes of July 20, 2020 Eudora City Commission special meeting
C. Consider warrants against the City of Eudora
D. Consider 2nd Quarter Codes Department report
E. Consider 2nd Quarter Eudora Chamber of Commerce report

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

Public comments
Public comments were invited and submitted by Catherine Ellsworth regarding the Hamm Quarry expansion and Matt Garrett regarding the proposed utility rate increase. The comments were read by Mayor Tim Reazin.

Business Items

A. Consider request to update the existing Sonic Drive-In marquee sign by Custom Neon Sign

Codes Administrator Curt Baumann explained Custom Neon Sign appeared before the City Commission last January with a proposal to update the marquee sign at Sonic Drive-In. The sign dimensions were lacking and questions were raised regarding compliance with the current sign regulations. The matter was tabled to allow Neon Custom Sign representatives and Sonic Drive-In to discuss the possibility of bringing the sign to current standards which was the desire of the City Commission. It was decided the sign can stay the way it is or if Sonic Drive-In chooses to change their sign, it must be brought into compliance at that time.
Mayor Reazin moved the City Commission deny issuing a permit for the proposed Sonic Drive-In optic display boards to be placed on the existing elevated sign because not all of the parameters and conditions for such approval have not been met per Section 16-1213(3)(d) and Section 16-1214 given that the existing sign to which the proposed optic display boards are to be attached is a non-conforming sign, motion seconded by Commissioner Bruce, all ayes, motion carried, 5-0.

B. Nottingham Project Update

City Manager Matite reported the Development Team was informed that Monarch Construction, the city's Construction Manager at Risk, had recently gone through ownership and personnel changes. The team met last week to discuss possible steps that needed to be taken given the changes to Monarch. Michael Comparato and Don Comprise joined the meeting virtually. The team thought that the change to Monarch was significant enough to warrant recommendations to reopen the Request for Qualifications process. The team recommended five companies to be invited to participate in the RFQ process. The team agreed to talk to Public Works Director Branden Boyd to see if he had any companies that he would also like to invite. The team proposed a timeline of August 14th as the deadline for submissions and August 28th as the date to select a new Project Construction Manager at Risk. If the timeline is too tight, the item will be brought back to the City Commission. It was decided to allow the companies to submit their proposed budget as opposed to letting them know the city's budget. It was decided to allow the companies input on the timeline of the project given the fact that the project will going on during the winter months. Staff received Casey's Final Planned Development application. Staff and the team will review the plans and prepare it for the August 5th Planning Commission meeting. Once the packet is completed, it will be forwarded to the City Commission for review. It is scheduled to be on the August 10th City Commission agenda. Staff will hopefully have other documents from potential tenants for Commission review by the end of August or the first of September.

Mayor and City Commission Comments

Mayor Reazin informed the Commission that the city was awarded a $250,000 CDBG Commercial Rehab grant for 714 Main Street. Mayor Reazin asked the Commissioners to research the Hamm Quarry application to expand their business. The mayor will talk with the Chair of the Douglas County Planning Commission to voice his concerns on the matter. Reazin suggested if other Commissioners have an opinion, voice it to the Eudora Commission. Reazin also suggested moving the truck traffic from 2200 Road to 2300 Road. Reazin responded to public comment by Mr. Garrett. The Governing Body does take into consideration the impact that raising rates has on the citizens of Eudora. If the city continues to ignore infrastructure needs, it will be worse in the long run for citizens. Staff is expanding the tax base to try and alleviate the pressure of homeowners paying the bulk of taxes.

Commissioner Bruce – No comment.

Vice Mayor Hughs commented Commissioner Born will replace her on the Parks & Recreation Foundation.

Commissioner Born – No comment.

Commissioner Lehmann – No comment.

City Manager and Staff Comments

City Manager Barack Matite commented he reached out to Kansas Geological Survey at KU and there is a geologist who is assigned to review the study that was submitted with the Hamm Quarry expansion application. The city also contracted an engineer to review the technical report submitted to the county. These reports will be submitted to the Planning Commission to assist in their recommendations to Douglas County Commission. The applicant will be present at the Eudora Planning Commission as well as County staff. The Eudora Township prefers to keep the flow of traffic the way it is today (on 2200 Road) and not reroute to 2300 Road. The CDBG-CV grant committee met for the first time last week to review the applications submitted for possible grant funding. Management Analyst Jeff Rhodes is also working on a SPARKS committee to submit a city wide application for reimbursement and for what is needed from now until the end of the year to fight the spread of COVID-19.

City Management Analyst Jeff Rhodes commented the city submitted and was approved for $120,000 in CDBG-CV grant money. A committee was selected and will meet this Thursday, in Commission Chambers from 6:00 pm to 8:00 pm, to review and award funding to the some or all of the ten businesses that applied. This money needs to be spent by June of 2021. Douglas County has received 24 million dollars to further assist businesses in Douglas County with COVID related expenses. The city hopes to get reimbursed on expenditures from March until now. The city will also apply for city wide assistance in COVID related expenses from August 1st until December 31st. The deadline for this submission is Friday. Mayor Reazin had a conflict with the date of the 30th for the next committee meeting and Commissioner Bruce volunteered to attend in the Mayor's place. The management intern Laura Freeman will report for work on Monday, August 3rd.

Director of Public Works Branden Boyd did not attend meeting.

Police Chief Wes Lovett – No comment.

Fire Chief Ken Keiter – No comment.

Parks & Recreation Director Sally Pennington reported the Aquatic Center received a surprise inspection from Douglas County and publicly praised her staff for achieving high marks for a well-run pool during the pandemic.

City Clerk Pam Schmeck commented 50 citizens have taken advantage of the COVID-19 payment plan option. The option has now been closed for consideration. The total amount of past due payments is in the amount of $31,220.29.

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

Meeting adjourned at 8:19 pm.

Tim Reazin, Mayor

Pam Schmeck

Pam Schmeck, City Clerk