

Eudora City Commission Meeting  
City Hall – 4 E. 7<sup>th</sup> Street  
Eudora, Kansas  
August 10, 2020  
6:30 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

**Vice Mayor Hughs moved the City Commission approve the agenda**, motion seconded by Mayor Reazin, all ayes, motion carried, 5-0.

**Mayor Reazin moved the City Commission recess to Executive Session for Consultation with an attorney deemed privileged in the attorney-client relationship for 20 minutes and return to the meeting at 6:50 pm**, motion seconded by Vice Mayor Hughs, all ayes, motion carried, 5-0.

Mayor Reazin brought the meeting to order at 6:50 pm.

**Mayor Reazin moved the City Commission recess to Executive Session for Consultation with an attorney deemed privileged in the attorney-client relationship for an additional 5 minutes and return to the meeting at 6:55 pm**, motion seconded by Vice Mayor Hughs, all ayes, motion carried, 5-0.

Mayor Reazin brought the meeting to order at 6:55 pm.

**Mayor Reazin moved the City Commission recess to Executive Session for Consultation with an attorney deemed privileged in the attorney-client relationship for an additional 10 minutes and return to the meeting at 7:05 pm**, motion seconded by Vice Mayor Hughs, all ayes, motion carried, 5-0.

Mayor Reazin brought the meeting to order at 7:05 pm.

**Mayor Reazin moved the City Commission recess to Executive Session for Consultation with an attorney deemed privileged in the attorney-client relationship for an additional 8 minutes and return to the meeting at 7:13 pm**, motion seconded by Vice Mayor Hughs, all ayes, motion carried, 5-0.

Mayor Reazin brought the meeting to order at 7:13 pm.

**Mayor Reazin moved the City Commission direct City Manager Matite to discuss with the Nottingham Development Team the option of Construction Manager-as-Advisor as a project delivery model for the Nottingham Project**, motion seconded by Commissioner Bruce, all ayes, motion carried, 5-0.

**Mayor Reazin moved the City Commission recess to Executive Session for preliminary discussion relating to the acquisition of real property for 10 minutes and return to the meeting at 7:23 pm, motion seconded by Commissioner Bruce, all ayes, motion carried, 5-0.**

Mayor Reazin brought the meeting to order at 7:23 pm.

**Mayor Reazin moved the City Commission recess to Executive Session for preliminary discussion relating to the acquisition of real property for an additional 10 minutes and return to the meeting at 7:33 pm, motion seconded by Commissioner Bruce, all ayes, motion carried, 5-0.**

Mayor Reazin brought the meeting to order at 7:33 pm.

No action taken.

Consent agenda items

- A. Consider minutes of July 27, 2020 Eudora City Commission meeting
- B. Consider warrants against the City of Eudora
- C. Consider July Police Department report
- D. Consider July Fire Department report
- E. Consider 2<sup>nd</sup> Quarter Treasurer's 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 none were heard or submitted.

Public Hearing

- A. Proposed 2021 budget

Mayor Reazin open the public hearing.

City Manager Matite informed the City Commissioners the budget that was presented to them during a work session at the July 27<sup>th</sup> meeting is the same as the one presented tonight for the public hearing except for two changes. Two water fund projects that were pushed back until the 2022 budget and replace center bearing and bead blasting and painting basin 2 was moved from 2022 to 2021 as requested by Public Works Director Boyd.

No comments from the public attending the meeting nor were any submitted to the city clerk.

Mayor Reazin closed the public hearing.

Business Items

- A. Consider adopting 2021 Budget

Following the public hearing, adopting the budget is the formal action needed to approve the budget for 2021. Mayor Reazin thanked staff for working on the budget.

**Mayor Reazin moved the City Commission adopt the proposed 2021 budget in an amount not to exceed \$19,600,952, motion seconded by Commissioner Hughs, all ayes, motion carried, 5-0.**

- B. Consider recommendation(s) from Planning Commission regarding Final Development Plan submitted by Casey's General Stores, Inc.

Jeff Laubach, civil engineering consultant for Casey's General Stores, Inc., addressed the City Commission. Mr. Laubach presented the Final Development Plan. Andy Gabbert with Renaissance Infrastructure Consulting and Phil Dougherty with Slaggie Architects, Inc. both of the Nottingham Development Team attended the meeting and addressed the Commission as well. Don Comprise with Vieste, LLC attended the meeting virtually.

After discussion, the City Commission requested Mr. Laubach relay the following comments to Casey's:

1. Consider centering the Casey's dormer in the front evaluation
2. Consider upgrading the shingles
3. Consider the sign size to comply to with city code or possibly make it wider instead of taller
4. Consider moving the sign from the site line. Mr. Laubach agreed.
5. Consider moving landscaping from other locations on the lot to the area around the trash enclosure. Mr. Laubach agreed.

The item will be tabled until Mr. Laubach discusses these items with Casey's. The item will come back to the City Commission after discussion takes place. If new plans are submitted before the August 24<sup>th</sup> meeting, the Mayor is willing to call a special meeting to consider the development plan with the revisions.

Staff was requested to review the sign ordinance and make recommendations to alleviate future problems. Staff was directed to work with the development team to review the signage in the tenant criteria and make sure they understand the ramifications when working with other potential properties.

C. Biannual Eudora Area Historical Society report by Ben Terwilliger

Executive Director Ben Terwilliger presented the update to the City Commissioners. The Commissioners thanked Mr. Terwilliger for his work with the museum.

D. Proclamation 811 Safe Digging Day

**Mayor Reazin moved the City Commission approve the proclamation proclaiming August 11, 2020 as Underground Damage Prevention Day**, motion seconded by Commissioner Bruce, all ayes, motion carried, 5-0.

Mayor and City Commission Comments

**Mayor Reazin** thanked Ben Terwilliger in assisting with registering Eudora buildings on the National Historical Register. Mr. Terwilliger has assisted in registering five buildings on the register. Mayor Reazin spoke with the Lawrence mayor about safety concerns of the South Lawrence Trafficway and its impact on our community. In the past, he has also spoke to KDOT and Senator Holland and offered to help with the safety of all citizens traveling that road.

**Commissioner Bruce** – No comment.

**Vice Mayor Hughs** – No comment.

**Commissioner Born** – No comment.

**Commissioner Lehmann** – No comment.

City Manager and Staff Comments

**City Manager Barack Matite** commented Lauren Freeman, the new city management intern, started Monday and is attending the Commission meeting. Staff submitted a TA application for a sidewalk project on 10<sup>th</sup> Street from Church Street to Peach Street. The total requested was \$539,000 with 80% funding from KDOT and 20% from the city.

**City Management Analyst Jeff Rhodes** updated the Commissioners on the CDBG-CV grant process. The committee met to establish guidelines and review the nine applications that were received. The results will be shared with the applicants in the morning. Mayor Reazin thanked the committee for working on this project. Rhodes commented Douglas County received \$24.9 million for businesses in Douglas County under the CARES Act. Staff submitted two reports to the county for consideration last Monday. The first report was for reimbursement for expenses from March to July. Eudora submitted a report just under \$42,000. The second report submitted was expected expenses between July and December in the amount of \$821,000. The total amount Eudora submitted was \$869,000.

**Director of Public Works Branden Boyd** attended the meeting virtually and commented the Winchester water line project should be completed in a couple of weeks. The Blue Jacket project has a start date of August 17<sup>th</sup>. Peach Street curb repairs should be completed this week.

**Police Chief Wes Lovett** – No comment.

**Fire Chief Ken Keiter** attended virtually and had no comment.

**Parks & Recreation Director Sally Pennington** attended virtually and commented the last day for the pool to be open to the public will be September 6, 2020.

**City Clerk Pam Schmeck** commented the Commissioners needed to sign the approved budget. Arrangements were made for Commissioners attending virtually. The 23 new electric customers have all had City of Eudora meters installed. All but five residents have contacted the city office to make billing arrangements.

**Mayor Reazin moved the City Commission recess for main lift station work session**, motion seconded by Commissioner Bruce, all ayes, motion carried, 5-0.

#### Work Sessions

##### A. Main lift station repair

Public Works Director Boyd updated the Commission on the condition of the main lift station. Boyd explained the necessary repairs to the east and main lift stations including implementing a chemical feed phosphorus treatment system to comply with the 2021 KDHE requirement. Staff recommends pursuing a contract for the design work with BG Consultants. BG Consultants has the knowledge and experience with the city's infrastructure. The financial part of the project will be presented at the August 24<sup>th</sup> meeting.

Mayor Reazin brought the meeting back to order.

**Mayor Reazin moved the City Commission recess to Executive Session for the matter of non-elected personnel for 20 minutes and return to at 10:00 pm**, motion seconded by Commissioner Bruce, all ayes, motion carried, 5-0.

Mayor Reazin brought the meeting back to order at 10:00 pm.

**Mayor Reazin moved the City Commission recess to Executive Session for the matter of non-elected personnel for an additional 10 minutes and return to at 10:10 pm**, motion seconded by Commissioner Bruce, all ayes, motion carried, 5-0.

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

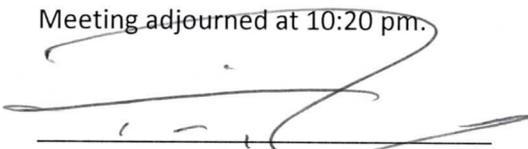
**Mayor Reazin moved the City Commission recess to Executive Session for the matter of non-elected personnel for an additional 10 minutes and return to at 10:20 pm**, motion seconded by Commissioner Bruce, all ayes, motion carried, 5-0.

Mayor Reazin brought the meeting back to order at 10:20 pm.

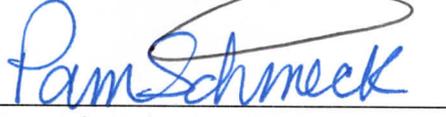
**Mayor Reazin moved the City Commission approve a two percent raise for City Manager Barack Matite, max out Matite's 457 plan contribution, and a one-time performance bonus of fifteen percent of base pay following the completion of his annual performance review**, motion seconded by Commissioner Bruce, all ayes, motion carried, 5-0.

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

Meeting adjourned at 10:20 pm.



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Tim Reazin, Mayor



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Pam Schmeck, City Clerk